

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT MAP NO. 32997

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-1074, RECORDED APRIL 6, 2006 AS DOCUMENT NO. 2006-0246603, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 87, LOT "I", LOT "H" AND ALL OF LOT 88 OF WOODCREST ACRES, AS SHOWN BY MAP FILED IN BOOK 11, PAGE 62 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SEC. 30, T. 3 S, R. 4 W., SB&M.

PACIFIC COAST LAND CONSULTANTS, Inc.
Murrieta, California

SEPTEMBER, 2013

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 CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "J", INCLUSIVE AND LOT "A-A"; AND AS A NON-ACCESS BARRIER STRIP TO DENY ACCESS FROM THE ADJOINING PROPERTY TO THE PUBLIC STREET LOT "A-A".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "20' STORM DRAIN EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A DETENTION BASIN THE EASEMENT DESIGNATED AS "DETENTION BASIN EASEMENT". SAID DETENTION BASIN EASEMENT DOES NOT INCLUDE ANY OBLIGATION ON THE PART OF THE CITY OF RIVERSIDE TO MAINTAIN THE FACILITY EXCEPT TO MAINTAIN THE FUNCTIONALITY OF THE BASIN FOR THE DETENTION OF STORM DRAIN WATERS. THE DEVELOPER/HOA, THEIR HEIRS SUCCESSORS AND ASSIGNS HEREBY RESERVES ALL OBLIGATIONS WITH REGARD TO LANDSCAPING AND TRASH REMOVAL, SAID OBLIGATIONS BEING FURTHER DEFINED IN THE CC&R'S OR HOA AGREEMENT RECORDED IN CONJUNCTION WITH THIS MAP.

WE HEREBY RESERVE LOT 91 FOR DETENTION BASIN PURPOSES, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE EASEMENTS SHOWN AS "HOA LANDSCAPE AND OR DRAINAGE EASEMENTS" FOR LANDSCAPE AND DRAINAGE PURPOSES FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS AND GRANT NON-EXCLUSIVE EASEMENTS TO THE HOMEOWNERS ASSOCIATION FOR PURPOSES OF MAINTENANCE THEREOF.

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

1. THAT CERTAIN EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MAY 9, 2007 AS DOCUMENT NO. 2007-308693, O.R. OF RIVERSIDE COUNTY.

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY: Timothy McSunas

PRINT NAME: TIMOTHY MCSUNAS
TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Riverside

ON March 19, 2014 BEFORE ME, C. Gonzales
A NOTARY PUBLIC, PERSONALLY APPEARED Timothy McSunas

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: C. Gonzales C. Gonzales
PRINT NAME

NOTARY PUBLIC, STATE OF CA.
COMMISSION NO.: 1959364

MY COMMISSION EXPIRES: NOV. 5, 2015
MY PRINCIPAL PLACE OF BUSINESS IS: Riverside COUNTY

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.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATED: April 21, 2014 BY: [Signature]

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

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

DATED: 4/30/2014 BRENT A. MASON
FINANCE DIRECTOR/TREASURER
BY: [Signature]

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.

DATED: 4/30, 20 14
CURTIS S. STEPHENS
L.S. 7519 LIC. EXP. 12/31/15
CITY SURVEYOR
[Signature]



CITY CLERK'S STATEMENT

RESOLVED: THAT THIS MAP CONSISTING OF NINE (9) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 32997. LOTS "A" THROUGH "J", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE; LOT "A-A" IS HEREBY ACCEPTED AS A NON-ACCESS BARRIER STRIP TO DENY ACCESS FROM THE ADJOINING PROPERTY TO THE PUBLIC STREET. LOTS "A" THROUGH "J", INCLUSIVE, AND LOT "A-A" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES.

THE EASEMENT DESIGNATED AS "20' STORM DRAIN EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENT DESIGNATED AS "DETENTION BASIN EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF DETENTION BASIN FACILITIES.

THAT THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT: THAT CERTAIN EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MAY 9, 2007 AS DOCUMENT NO. 2007-308693, O.R. OF RIVERSIDE COUNTY.

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 20th DAY OF May, 20 14.

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 INTERESTS CANNOT RIPEN INTO A FEE:

AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT NO. 2006-0245562, RECORDED 04-06-2006, O.R. RIV. CO., CA.

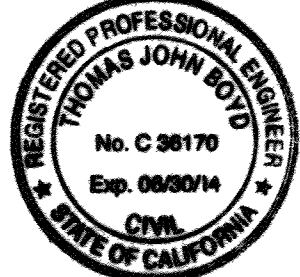
AN EASEMENT FOR PUBLIC ROAD AND UTILITY USES IN FAVOR OF THE CITY OF RIVERSIDE PER RIVERSIDE COUNTY RESOLUTION NO. 83-85, RECORDED 5/2/83, AS INST. NO. 83702, O.R. RIV. CO., CA.

AN EASEMENT FOR MAINTENANCE, OPERATION AND REPAIR OF AN EAST-WEST FEEDER LINE LOCATED IN LURIN STREET IN FAVOR OF H.C. GUNETTI, INC., A CALIFORNIA CORPORATION, RECORDED 12-10-71, AS INSTRUMENT NO. 141386, O.R. RIV. CO., CA.

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 32997 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON MARCH, 15, 2005, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS AND DRAINAGE WORKS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: 5/2/2014
THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/14
CITY ENGINEER
[Signature]



WATER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE WITH 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.

DATED: 4/15/2014
DEREK KAWAII, RCE C54253
DIRECTOR OF ENGINEERING
[Signature]

SEWER 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 SEWER FACILITIES. ONCE SEWER PIPELINES AND APPURTENANCES, AND REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY SEWER SERVICE TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF SEWER DISTRIBUTION.

DATED: 4/15/2014
DEREK KAWAII, RCE C54253
DIRECTOR OF ENGINEERING
[Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY CONVERSE CONSULTANT ON DECEMBER 16, 2004 AND JUNE 24, 2013 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

RECORDER'S STATEMENT

FILED THIS 27th DAY OF May, 20 14,
AT 3:23 P.M. IN BOOK 441 OF MAPS, AT PAGES 83-91
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
NO. 2014-0193154
FEE: \$26

LARRY W. WARD
ASSESSOR-COUNTY CLERK-RECORDER
BY: [Signature] 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 WILLIAM LYON HOMES, INC. ON SEPTEMBER 05, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 30, 2015, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

HEUNG JEI KIM
P.L.S. 5928
EXPIRES 12/31/2014



[Signature] March 18, 2014
DATE

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 101,000.00 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.

DATED: APRIL 17, 20 14

CASH OR SURETY TAX BOND
DON KENT
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

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 \$ 101,000.00.

DATED: APRIL 17, 20 14

DON KENT
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

UTILITIES EASEMENT CERTIFICATE

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

AN EASEMENT FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED 4-6-2006, AS INSTRUMENT NO. 2006-0245562, O.R. RIV. CO., CA.
AN EASEMENT FOR UTILITY USES IN FAVOR OF THE CITY OF RIVERSIDE, PER RIVERSIDE COUNTY RESOLUTION NO. 83-85, RECORDED 5-2-83, AS INSTRUMENT NO. 83702, O.R. RIV. CO., CA.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATED: April 21, 2014 BY: [Signature]

M.B. 441/83

TRACT MAP NO. 32997

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-1074, RECORDED APRIL 6, 2006 AS DOCUMENT NO. 2006-0246603, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 87, LOT "I", LOT "H" AND ALL OF LOT 88 OF WOODCREST ACRES, AS SHOWN BY MAP FILED IN BOOK 11, PAGE 62 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SEC. 30, T. 3 S., R. 4 W., SB&M.
 PACIFIC COAST LAND CONSULTANTS, Inc. SEPTEMBER, 2013
 Murrieta, California

M.B. 441/84

FD. SPIKE & WASHER, FLUSH, W/ TAG R.C.E. 31574, PER C.O.C. AS DOC. NO. 2010-0081077 REC. 02/23/2010, O.R. RIV. CO. ACCEPTED AS C.L. INTERSECTION OF ALTA CRESTA AVE. & KRAMERIA AVE.
 FD. SPIKE & WASHER, FLUSH, W/ TAG R.C.E. 31574, PER C.O.C. AS DOC. NO. 2009-0234201 REC. 05/11/2009, O.R. RIV. CO., IN LIEU OF 2" I.P., FLUSH, W/ TAG L.S. 5529 M.B. 410/5-9, P.M.B. 25/69 & COUNTY TIE BOOK 67/4. ACCEPTED AS, E 1/4 COR. OF SEC. 25

FD. SPIKE & WASHER, FLUSH, W/ TAG RCE 31574 PER C.O.C. AS DOC. NO. 2010-0081077 REC. 02/23/2010, O.R. RIV. CO. ACCEPTED AS C.L. INTERSECTION OF MILLIONAIRE LANE & KRAMERIA AVE.

TRACT 29222 M.B. 410/5-9

DESC. IN GRANT DEED TO RIVERSIDE UNIFIED SCHOOL DISTRICT BY DOCUMENT RECORDED 3/3/2008 AS DOC. NO. 2008-0102854, O.R. RIV. CO., CA.

FD. SPIKE & WASHER, FLUSH, W/ TAG R.C.E. 31574, PER C.O.C. AS DOC. NO. 2009-0234201 REC. 05/11/2009, O.R. RIV. CO., IN LIEU OF 1/2" I.P., FLUSH, PER P.M.B. 52/1-2, P.M.B. 191/60-61 & M.B. 410/5-9. ACCEPTED AS CTR. OF SEC. 30

- ### SURVEYOR'S NOTES
- THE BASIS OF BEARING OF THIS MAP IS THE CENTERLINE OF KRAMERIA AVE. AS SHOWN IN TRACT 29222 MB. 410/5-9, BEING N89°48'12"W.
 - INDICATES SET 1" I.P., W/ TAG LS 5928, FLUSH, UNLESS OTHERWISE NOTED.
 - SET LEAD AND TAG MARKED LS 5928 ON TOP OF CONCRETE CURB AT THE PROLONGATION OF SIDE LOT LINES FOR FRONT CORNERS.
 - SET 1" I.P., & TAG LS 5928, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST NAIL AND TAG LS 5928 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" I.P. AT REAR LOT CORNERS.
 - FOUND MONUMENT AS NOTED.
 - () INDICATES RECORD DATA PER M.B. 11/62, RIV. CO.
 - [] INDICATES RECORD DATA PER INST. NO. 058479 REC. 2-24-89, O.R. RIV. CO., CA.
 - < > INDICATES RECORD DATA TRACT 29222 M.B. 410/5-9.
 - { } INDICATES RECORD & MEASURED DATA PER M.B. 427/25-30.
 - (()) INDICATES MEASURED DATA AND RECORD DATA PER PARCEL 3 OF L.L.A. NO. LL-P05-1074, REC. 4/6/2006 AS DOC. NO. 2006-0246603, O.R. RIV. CO., CA.
 - [[]] INDICATES MEASURED DATA AND RECORD DATA PER GRANT DEED TO RIVERSIDE UNIFIED SCHOOL DISTRICT BY DOCUMENT REC. 3/3/2008, AS DOC. NO. 2008-0102854, O.R. RIV. CO., CA.
 - THIS TRACT CONTAINS 36.9 ACRES GROSS
 - DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS.
 - C.O.C. INDICATES CERTIFICATE OF CORRECTION FILED WITH THE COUNTY RECORDER.

EASEMENT NOTE:

- △ AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT NO. 2006-0245562, RECORDED 04-06-2006, O.R. RIV. CO., CA.
- △ AN EASEMENT FOR PUBLIC ROAD AND UTILITY USES IN FAVOR OF THE CITY OF RIVERSIDE PER RIVERSIDE COUNTY RESOLUTION NO. 83-85, RECORDED 5/2/83, AS INST. NO. 83702, O.R. RIV. CO., CA.
- △ HOA LANDSCAPE AND OR DRAINAGE EASEMENT

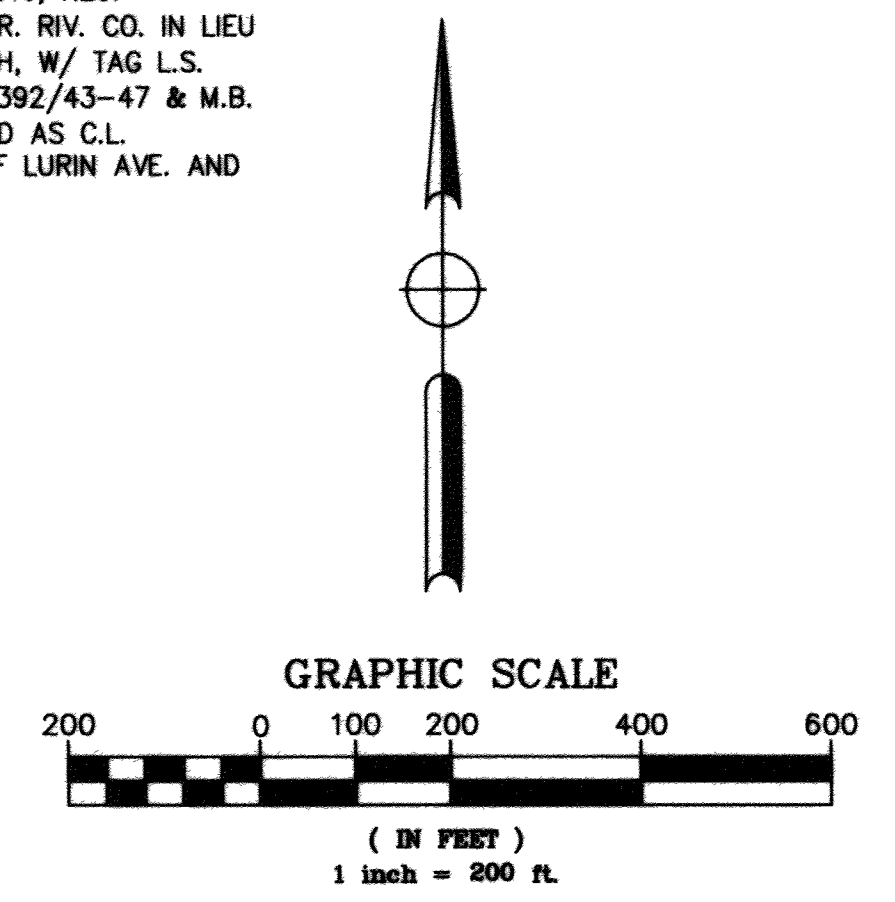
FD. 1" IP, FLUSH, LOOSE, W/ TAG R.C.E. 31574, PER C.O.C. AS DOC. NO. 2009-0277916, REC. 06/02/2009, O.R. RIV. CO. IN LIEU OF 1" I.P., FLUSH, W/ TAG L.S. 5529 PER M.B. 392/43-47 & M.B. 11/62. ACCEPTED AS C.L. INTERSECTION OF LURIN AVE. AND TAFT ST.

FD. 1" I.P., FLUSH, W/ TAG ILLEGIBLE, PER M.B.11/62. ACCEPTED AS C.L. INTERSECTION OF LURIN AVE. AND ALTA CRESTA AVE. SET TAG LS 5928

BOUNDARY CONTROL

LINE AND CURVE DATA				
NO.	BEARING	DELTA	RADIUS	LENGTH
①	[[N00°00'00"E]]	-	-	80.00'
②	-	[[22°40'34"]	300.00'	118.73'
③	-	[[21°48'45"]	300.00'	114.21'

FD. 1-1/4" I.P., DN. 0.1', W/ TAG P.L.S. 6042, PER CORNER RECORD NO. 08-0015, IN LIEU OF 3/4" I.P. PER M.B. 392/43-47 & P.M. 158/74-75. ACCEPTED AS C.L. INTERSECTION OF TAFT ST. & MARIPOSA AVE.



M.B. 441/84

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT MAP NO. 32997

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-1074, RECORDED APRIL 6, 2006 AS DOCUMENT NO. 2006-0246603, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 87, LOT "I", LOT "H" AND ALL OF LOT 88 OF WOODCREST ACRES, AS SHOWN BY MAP FILED IN BOOK 11, PAGE 62 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SEC. 30, T. 3 S, R. 4 W., SB&M.

PACIFIC COAST LAND CONSULTANTS, Inc.
Murrieta, California

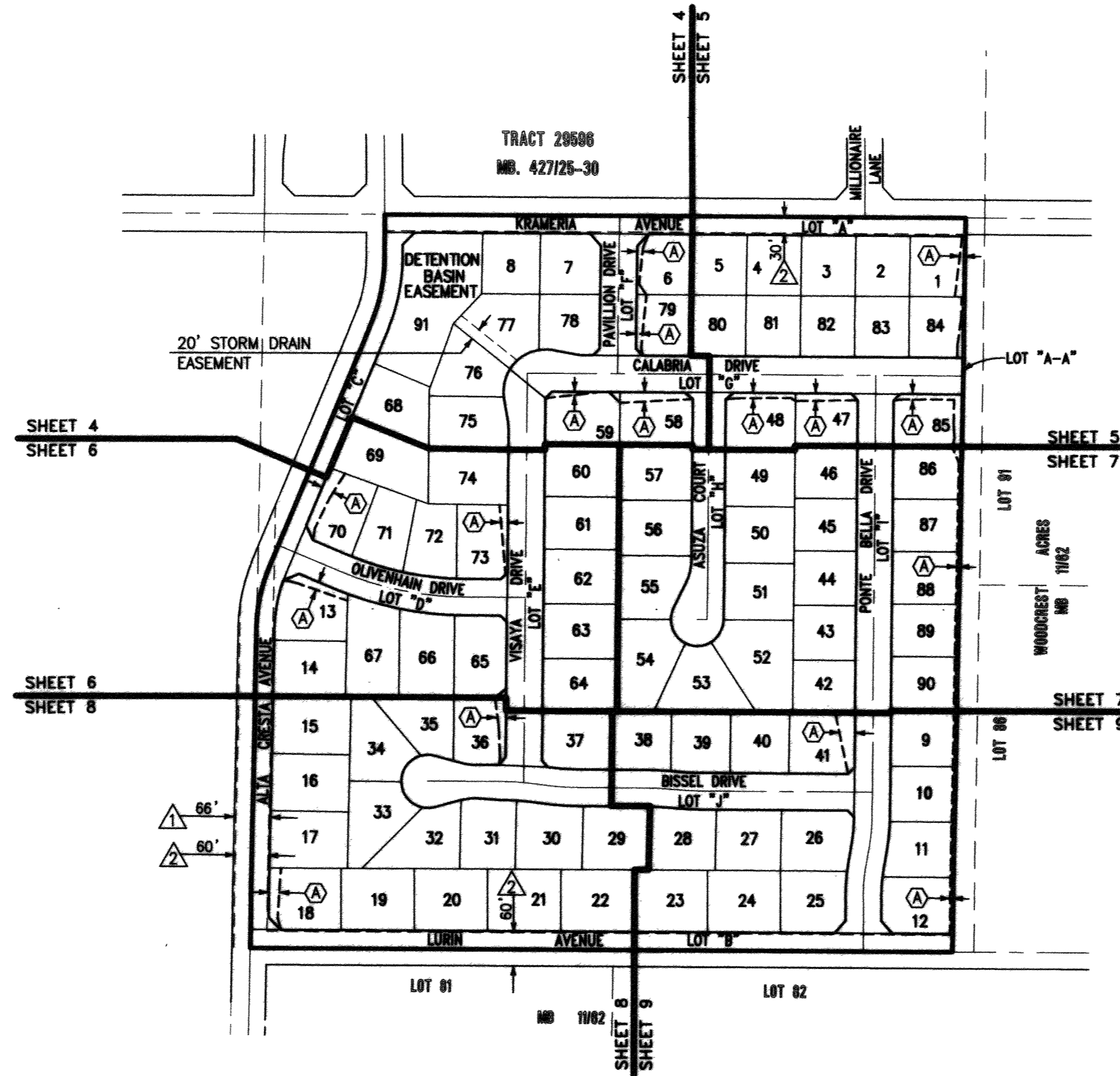
SEPTEMBER, 2013

SURVEYOR'S NOTES

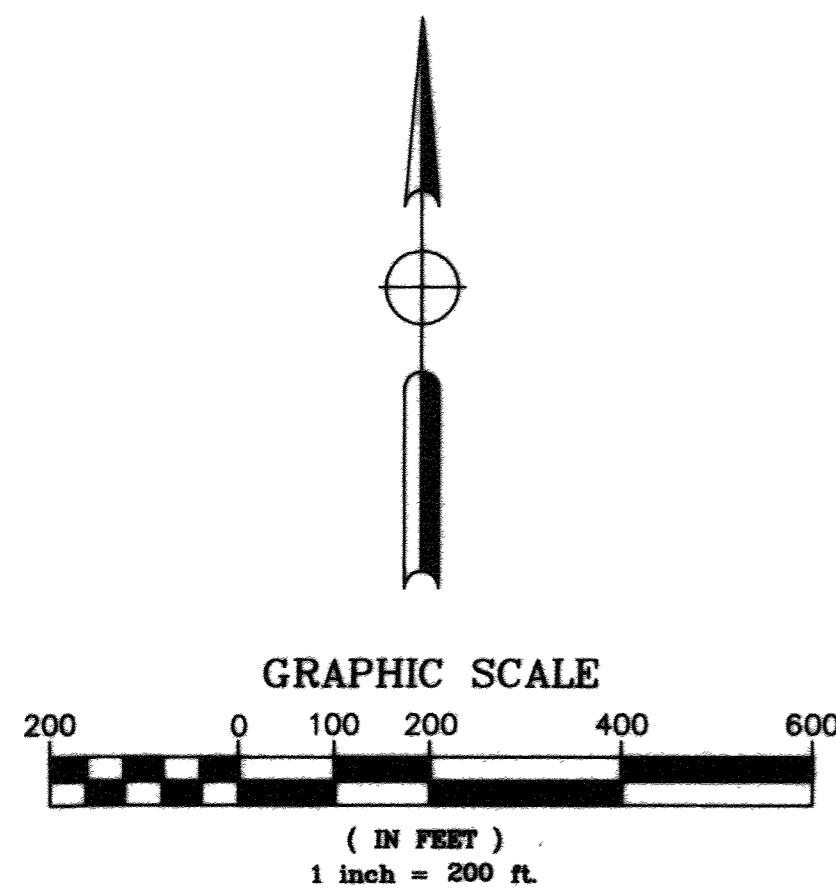
1. THE BASIS OF BEARING OF THIS MAP IS THE CENTERLINE OF KRAMERIA AVE. AS SHOWN IN TRACT 29222 MB. 410/5-9, BEING N89°48'12"W.
2. ○ INDICATES SET 1" I.P., W/ TAG LS 5928, FLUSH, UNLESS OTHERWISE NOTED.
3. SET LEAD AND TAG MARKED LS 5928 ON TOP OF CONCRETE CURB AT THE PROLONGATION OF SIDE LOT LINES FOR FRONT CORNERS.
4. SET 1" I.P., & TAG LS 5928, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST NAIL AND TAG LS 5928 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" I.P. AT REAR LOT CORNERS.
5. ● FOUND MONUMENT AS NOTED.
6. () INDICATES RECORD DATA PER M.B. 11/62, RIV. CO.
7. [] INDICATES RECORD DATA PER INST. NO. 058479 REC. 2-24-89, O.R. RIV. CO., CA.
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11. [[]] INDICATES MEASURED DATA AND RECORD DATA PER GRANT DEED TO RIVERSIDE UNIFIED SCHOOL DISTRICT BY DOCUMENT REC. 3/3/2008, AS DOC. NO. 2008-0102854, O.R. RIV. CO., CA.
12. THIS TRACT CONTAINS 36.9 ACRES GROSS
13. DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS.
14. C.O.C INDICATES CERTIFICATE OF CORRECTION FILED WITH THE COUNTY RECORDER.

EASEMENT NOTE:

- △ AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT NO. 2006-0245562, RECORDED 04-06-2006, O.R. RIV. CO., CA.
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- Ⓐ HOA LANDSCAPE AND OR DRAINAGE EASEMENT



INDEX MAP



M.B. 441/85

M.B. 441/85

CURVE DATA			
Δ	DELTA/BRG	RADIUS	LENGTH
1	Δ= 10°00'00"	85.00'	14.84'
2	Δ= 02°12'39"	76.00'	2.93'
3	Δ= 19°23'56"	76.00'	25.73'
4	Δ= 10°00'00"	85.00'	14.84'
5	Δ= 15°07'29"	76.00'	20.06'
6	Δ= 48°40'01"	76.00'	64.56'

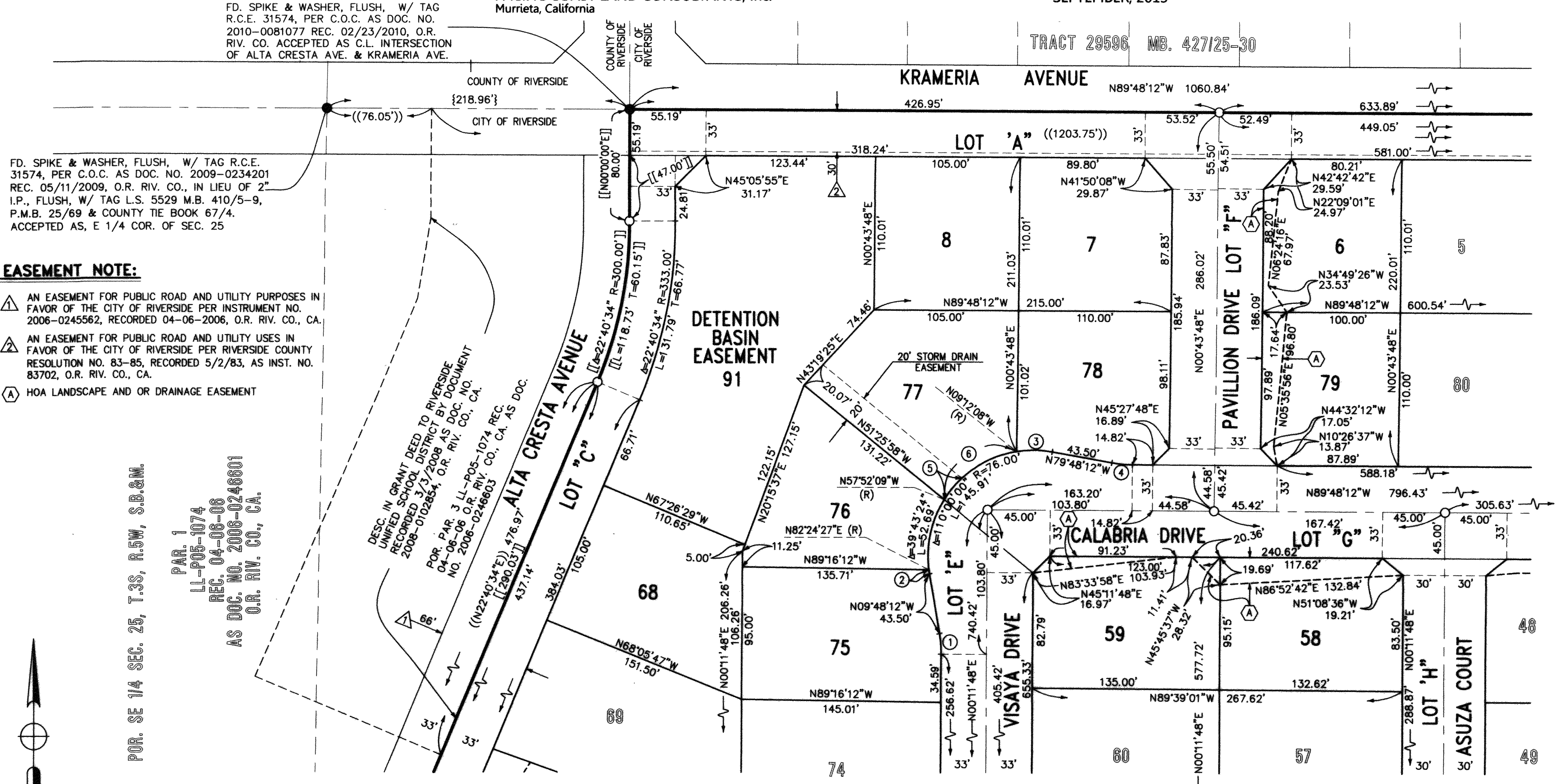
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT MAP NO. 32997

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-1074, RECORDED APRIL 6, 2006 AS DOCUMENT NO. 2006-0246603, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 87, LOT "I", LOT "H" AND ALL OF LOT 88 OF WOODCREST ACRES, AS SHOWN BY MAP FILED IN BOOK 11, PAGE 62 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SEC. 30, T. 3 S, R. 4 W., SB&M.

PACIFIC COAST LAND CONSULTANTS, Inc.
 Murrieta, California

SEPTEMBER, 2013

TRACT 29596 MB. 427125-30



FD. SPIKE & WASHER, FLUSH, W/ TAG R.C.E. 31574, PER C.O.C. AS DOC. NO. 2009-0234201 REC. 05/11/2009, O.R. RIV. CO., IN LIEU OF 2" I.P., FLUSH, W/ TAG L.S. 5529 M.B. 410/5-9, P.M.B. 25/69 & COUNTY TIE BOOK 67/4. ACCEPTED AS, E 1/4 COR. OF SEC. 25

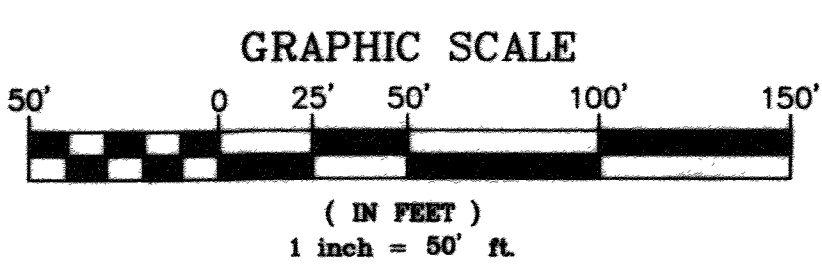
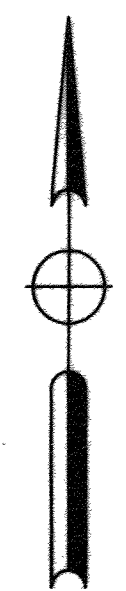
EASEMENT NOTE:

- △ AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT NO. 2006-0245562, RECORDED 04-06-2006, O.R. RIV. CO., CA.
- △ AN EASEMENT FOR PUBLIC ROAD AND UTILITY USES IN FAVOR OF THE CITY OF RIVERSIDE PER RIVERSIDE COUNTY RESOLUTION NO. 83-85, RECORDED 5/2/83, AS INST. NO. 83702, O.R. RIV. CO., CA.
- Ⓐ HOA LANDSCAPE AND OR DRAINAGE EASEMENT

POR. SE 1/4 SEC. 25, T.3S, R.5W, S.B.&M.

PAR. 1
 LL-P05-1074
 REC. 04-06-06
 AS DOC. NO. 2006-0246601
 O.R. RIV. CO., CA.

DESC. IN GRANT DEED TO RIVERSIDE UNIFIED SCHOOL DISTRICT BY DOCUMENT RECORDED 3/3/2008 AS DOC. NO. 2008-0102854, O.R. RIV. CO., CA.
 POR. PAR. 3 LL-P05-1074 REC. 04-06-06 O.R. RIV. CO., CA. AS DOC. NO. 2006-0246603



SURVEYOR'S NOTES

1. THE BASIS OF BEARING OF THIS MAP IS THE CENTERLINE OF KRAMERIA AVE. AS SHOWN IN TRACT 29222 MB. 410/5-9, BEING N89°48'12"W.
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7. [] INDICATES RECORD DATA PER INST. NO. 058479 REC. 2-24-89, O.R. RIV. CO., CA.
8. < > INDICATES RECORD DATA TRACT 29222 M.B. 410/5-9.
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12. THIS TRACT CONTAINS 36.9 ACRES GROSS
13. DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS.
14. C.O.C INDICATES CERTIFICATE OF CORRECTION FILED WITH THE COUNTY RECORDER.

SEE SHEET 6

SEE SHEET 7

SEE SHEET 5

M.B. 441/86

M.B. 441/86

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT MAP NO. 32997

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-1074, RECORDED APRIL 6, 2006 AS DOCUMENT NO. 2006-0246603, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 87, LOT "I", LOT "H" AND ALL OF LOT 88 OF WOODCREST ACRES, AS SHOWN BY MAP FILED IN BOOK 11, PAGE 62 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SEC. 30, T. 3 S, R. 4 W., SB&M.

PACIFIC COAST LAND CONSULTANTS, Inc.
Murrieta, California

SEPTEMBER, 2013

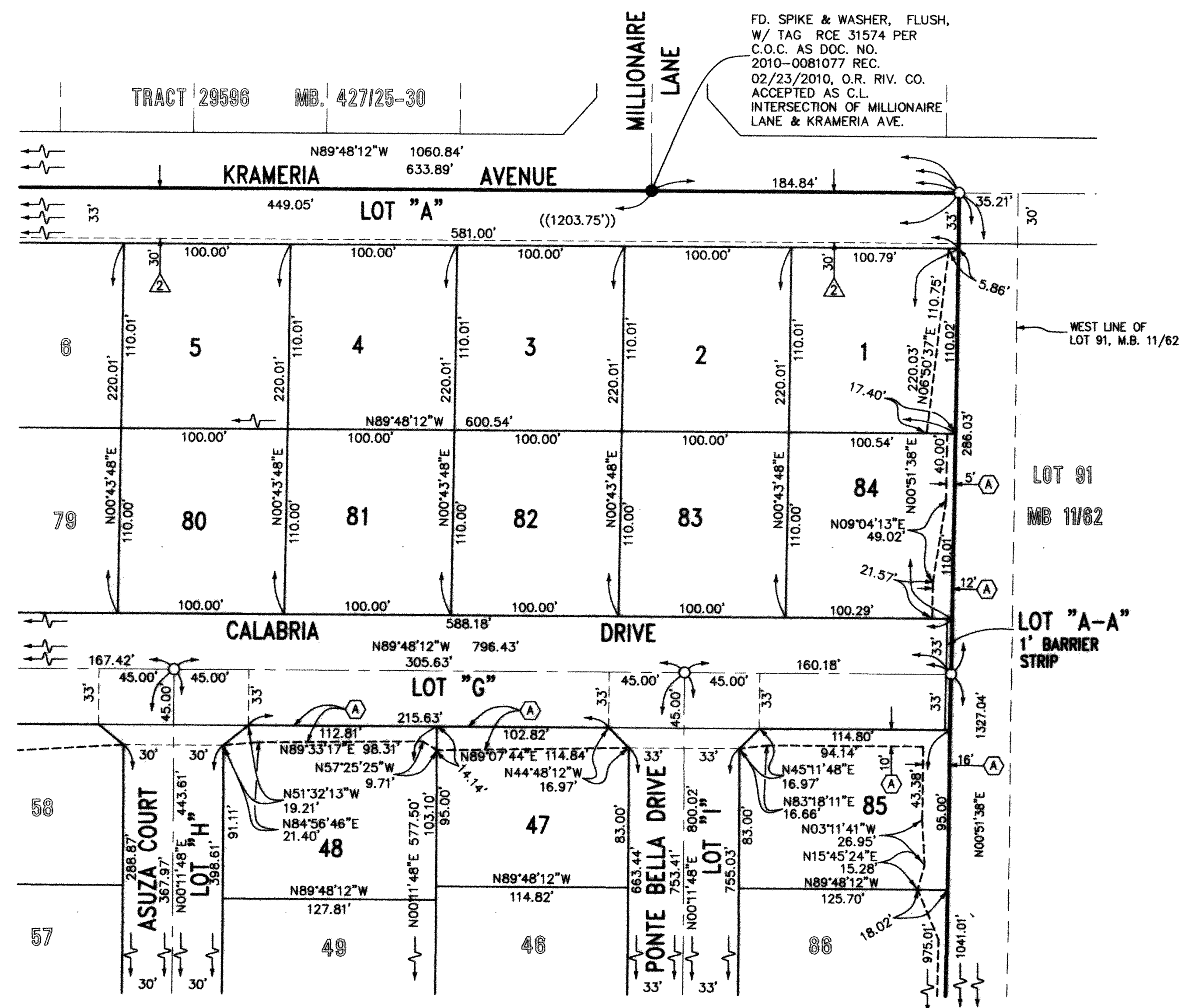
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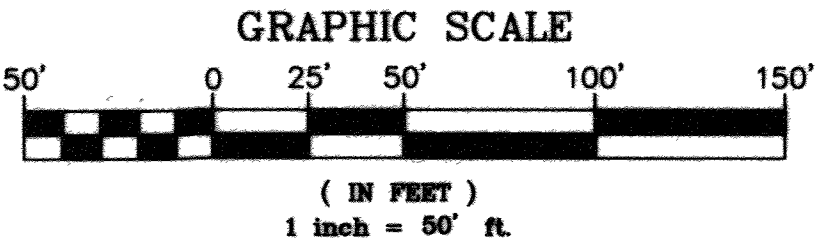
EASEMENT NOTE:

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- Ⓐ HOA LANDSCAPE AND OR DRAINAGE EASEMENTS

SEE SHEET 4



SEE SHEET 7



M.B. 441/87

M.B. 441/87

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT MAP NO. 32997

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-1074, RECORDED APRIL 6, 2006 AS DOCUMENT NO. 2006-0246603, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 87, LOT "I", LOT "H" AND ALL OF LOT 88 OF WOODCREST ACRES, AS SHOWN BY MAP FILED IN BOOK 11, PAGE 62 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SEC. 30, T. 3 S, R. 4 W., SB&M.

PACIFIC COAST LAND CONSULTANTS, Inc.
Murrieta, California

SEPTEMBER, 2013

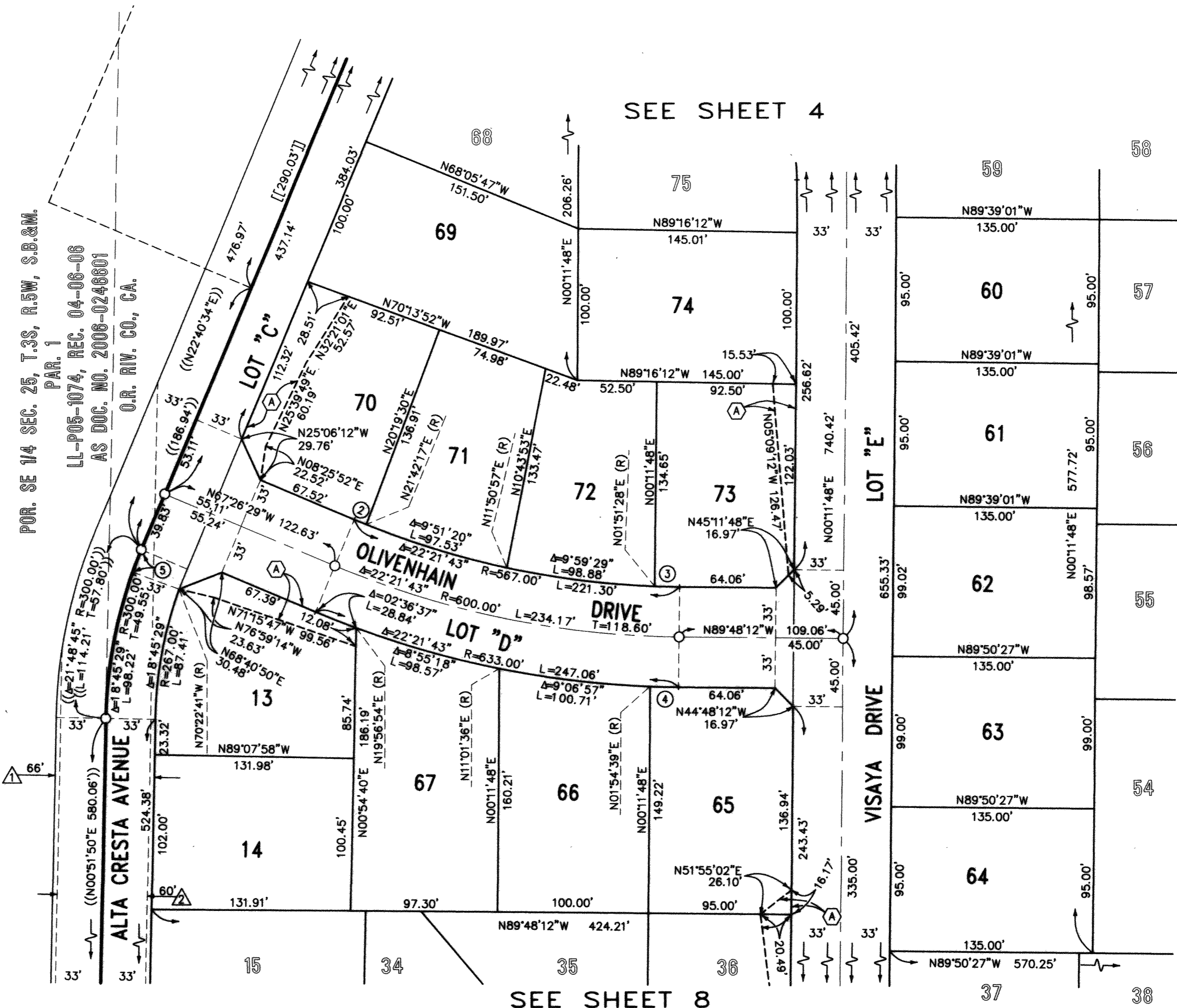
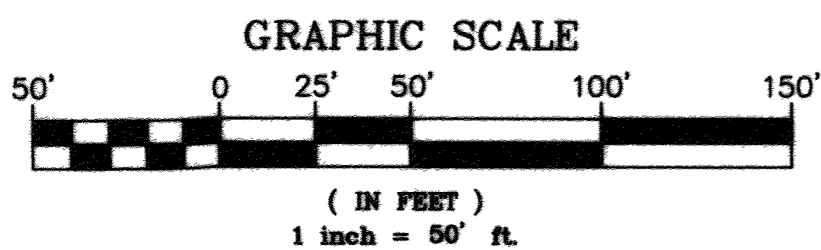
CURVE DATA				
○	DELTA/BRG	RADIUS	LENGTH	TANGENT
2	Δ= 00°51'14"	567.00'	8.45'	-
3	Δ= 01°39'40"	567.00'	16.44'	-
4	Δ= 01°42'51"	633.00'	18.94'	-
5	Δ= 03°03'16"	300.00'	15.99'	8.00'

SURVEYOR'S NOTES

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SEE SHEET 4

SEE SHEET 7

SEE SHEET 8

M.B. 441/88

M.B. 441/88

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT MAP NO. 32997

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P05-1074, RECORDED APRIL 6, 2006 AS DOCUMENT NO. 2006-0246603, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 87, LOT "I", LOT "H" AND ALL OF LOT 88 OF WOODCREST ACRES, AS SHOWN BY MAP FILED IN BOOK 11, PAGE 62 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SEC. 30, T. 3 S, R. 4 W., SB&M.

PACIFIC COAST LAND CONSULTANTS, Inc.
Murrieta, California

SEPTEMBER, 2013

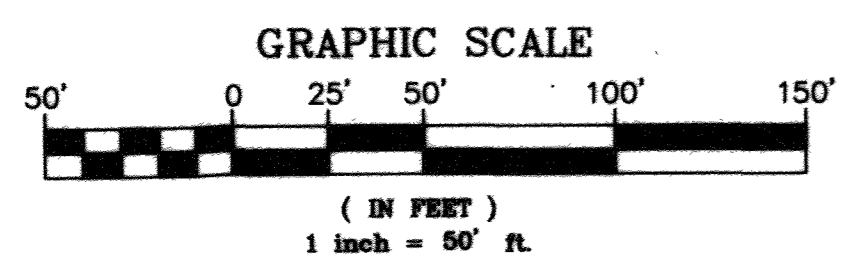
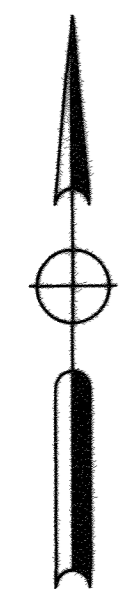
CURVE DATA			
Δ	DELTA/BRG	RADIUS	LENGTH
1	Δ= 25°27'02"	48.00'	21.32'
2	Δ= 25°27'05"	103.00'	45.75'

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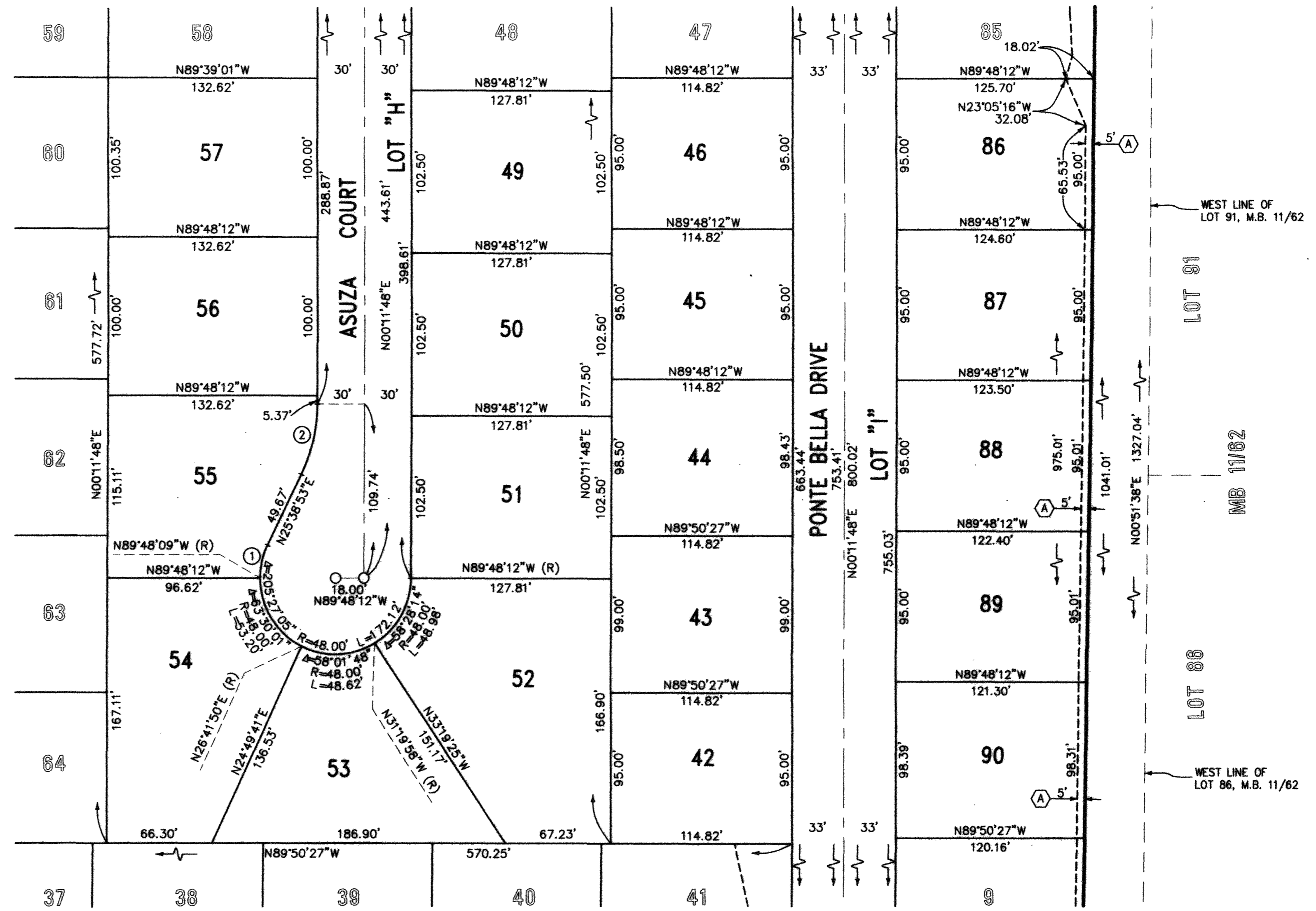


SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 9



M.B. 441/89

M.B. 441/89

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT MAP NO. 32997

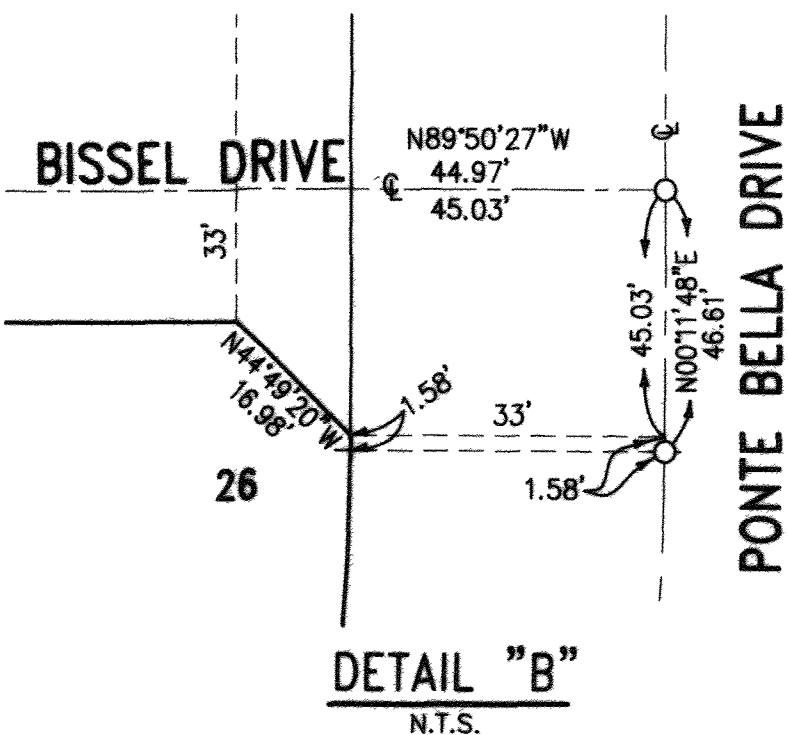
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PACIFIC COAST LAND CONSULTANTS, Inc.
Murrieta, California

SEPTEMBER, 2013

SEE SHEET 7

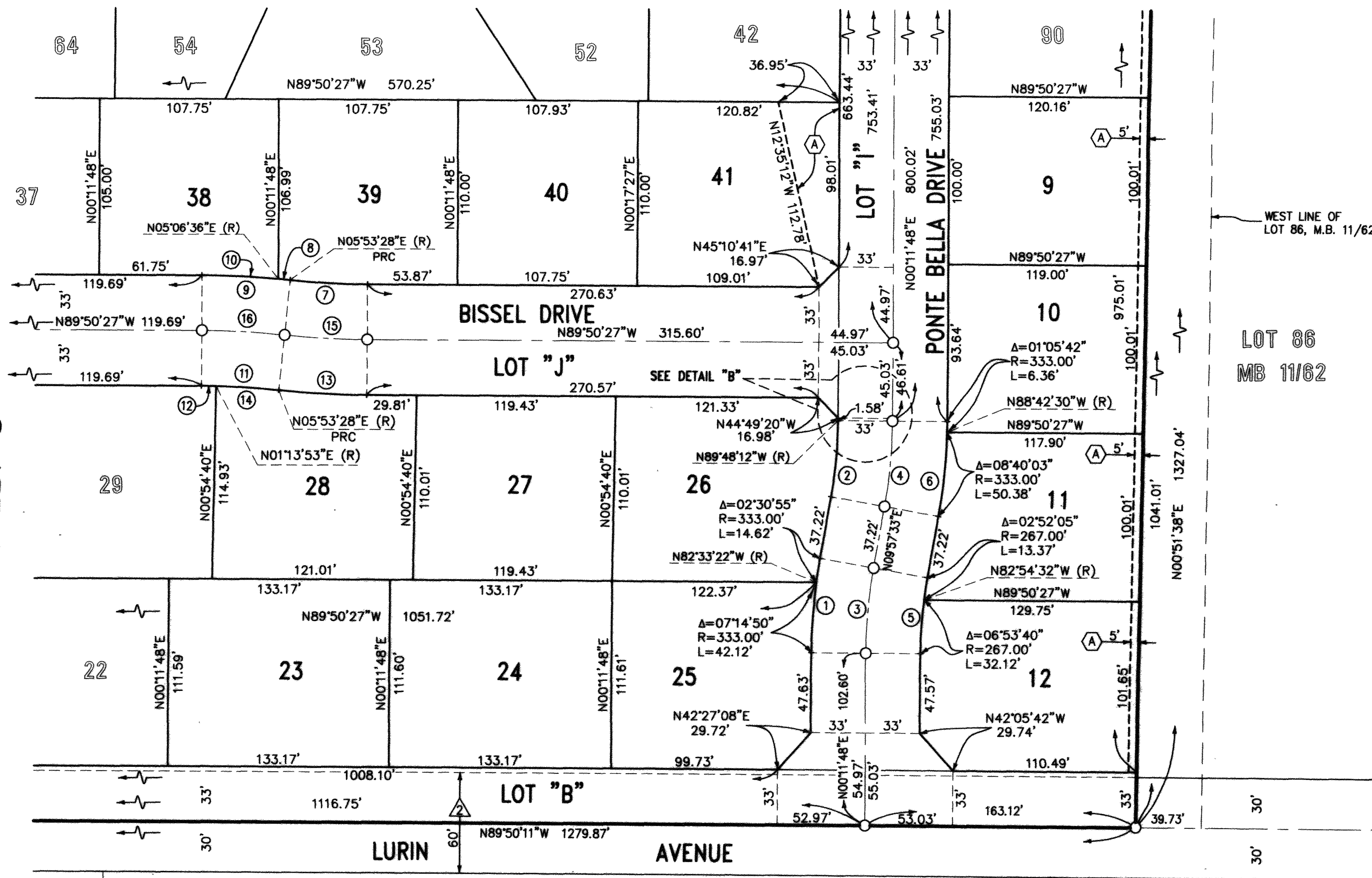
CURVE DATA				
○	DELTA/BRG	RADIUS	LENGTH	TANGENT
1	Δ= 09°45'45"	333.00'	56.74'	
2	Δ= 09°45'45"	267.00'	45.49'	
3	Δ= 09°45'45"	300.00'	51.12'	
4	Δ= 09°45'45"	300.00'	51.12'	
5	Δ= 09°45'45"	267.00'	45.49'	
6	Δ= 09°45'45"	333.00'	56.74'	
7	Δ= 05°43'55"	467.00'	46.72'	
8	Δ= 00°46'52"	533.00'	7.27'	
9	Δ= 05°43'55"	533.00'	53.32'	
10	Δ= 04°57'03"	533.00'	46.05'	
11	Δ= 05°43'55"	467.00'	46.72'	
12	Δ= 01°04'20"	467.00'	8.74'	
13	Δ= 05°43'55"	533.00'	53.32'	
14	Δ= 04°39'35"	467.00'	37.98'	
15	Δ= 05°43'55"	500.00'	50.02'	25.03'
16	Δ= 05°43'55"	500.00'	50.02'	25.03'



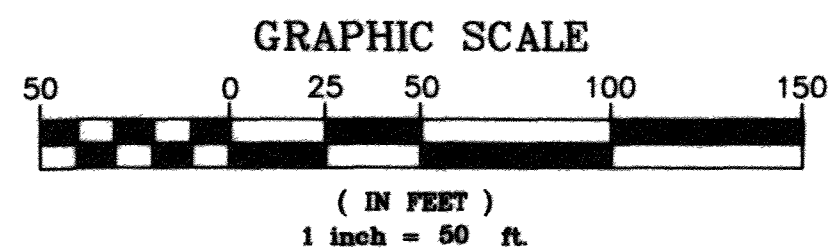
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SEE SHEET 8



LOT 86
MB 11/62



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M.B. 441/91