

223/78
City

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

PARCEL MAP NO. 34026

RECORDERS STATEMENT

FILED THIS 13th DAY OF December
2007 AT 8:00 A.M. IN BOOK 223 OF
PARCEL MAPS AT PAGES 78-82 AT THE
REQUEST OF THE CITY CLERK OF THE CITY
OF RIVERSIDE.
FEE \$15.00
NUMBER 2007-0745710

BEING A DIVISION OF A PORTION OF THE
NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
JULY, 2007

LARRY W. WARD
COUNTY ASSESSOR - CLERK-RECORDER

BY: Matthew E. Webb
Deputy

SUBDIVISION GUARANTEE:
CHICAGO TITLE COMPANY

OWNER'S STATEMENT

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

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

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E.".

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

WE HEREBY RETAIN THE 80' ACCESS EASEMENT, AS SHOWN HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445(J) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED NOVEMBER 3, 1995 AS INSTRUMENT NO. 369801, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 447023, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. THAT CERTAIN EASEMENT FOR RIGHT OF WAY IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MAY 6, 1993 AS INSTRUMENT NO. 170224, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. THAT CERTAIN EASEMENT FOR PEDESTRIAN SIDEWALK, LANDSCAPE & PUBLIC UTILITY FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED NOVEMBER 22, 1996 AS INSTRUMENT NO. 447025, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EDGEMONT COMMUNITY SERVICES DISTRICT, A POLITICAL SUBDIVISION

Mike Addie President Virginia Lou Rahn Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON THIS 8th DAY OF NOVEMBER, 2007, BEFORE ME EDWARD L. MACKAY A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MIKE ADDIE AND VIRGINIA LOU RAHN (PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY (HIS/HER/THEIR) SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Edward L. Mackay
NOTARY PUBLIC IN AND FOR SAID STATE

NAME EDWARD L. MACKAY

MY COMMISSION EXPIRES NOVEMBER 15, 2008

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

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 RISE INTO A FEE.

1. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS CO. AND SOUTHERN COUNTIES GAS CO. OF CALIFORNIA FOR PIPELINES RECORDED SEPTEMBER 18, 1950 IN BOOK 1205 PAGE 58, AMENDED BY SOUTHERN CALIFORNIA GAS COMPANY, SOUTHERN COUNTIES GAS COMPANY AND EDGEMONT COMMUNITY SERVICES DISTRICT BY AMENDMENT TO RIGHT OF WAY RECORDED DECEMBER 20, 1993 AS INSTRUMENT NO. 503669, BOTH BEING OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN AVIGATION EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, RECORDED JUNE 01, 2007 AS INSTRUMENT NO. 362411, O.R. RIV. CO., CA.
3. AN EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO EDGEMONT COMMUNITY SERVICES DISTRICT, RECORDED JUNE 5, 1974 AS INST. NO. 68552, O.R. RIV. CO., CA.
4. AN EASEMENT FOR PIPELINES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT, RECORDED APRIL 22, 1993 AS INSTRUMENT NO. 148393, O.R. RIV. CO., CA.
5. AN EASEMENT FOR SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED DECEMBER 19, 1986 AS INSTRUMENT NO. 325657, O.R. RIV. CO., CA.

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 ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS 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.

DATED 11/14 2007 BY: DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

UTILITIES EASEMENT STATEMENT

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

1. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JUNE 14, 1994 AS INSTRUMENT NO. 241457, O.R. RIV. CO., CA.
2. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 12, 1990 AS INSTRUMENT NO. 015464, O.R. RIV. CO., CA.

DATED 11/14 2007 BY: DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

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 CONSTRUCTION.

DATE: 11.6.07 BY: JOE BERENSKY
M 29589

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOUTHERN CALIFORNIA GEOTECHNICAL ON 02/06/04 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE 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 TRAMMELL CROW CO. ON JANUARY 26, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: NOV 9 2007
Matthew E. Webb
MATTHEW E. WEBB, L.S.
5529 L.S. EXPIRES 9-30-2008



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 13th DAY OF NOV 2007 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 6, 2005 AND ANY APPROVED ALTERATIONS THEREOF; AND 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 HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD
RCE 36170 LIC EXP. 6/30/08
CITY ENGINEER

BY: Thomas J. Boyd



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 13th DAY OF NOV 2007 AND 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.

MARK S. BROWN
L.S. 45655 LIC. EXP. 9/30/09
CITY SURVEYOR

BY: Mark S. Brown



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 34026

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

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

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THAT THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445 (J) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED NOVEMBER 3, 1995 AS INSTRUMENT NO. 369801, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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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 27th DAY OF November 2007.

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

BY: Sherry Norton Ellis

CITY TREASURER'S CERTIFICATE

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

Sycamore Canyon CFD 92-1
Sycamore Canyon Assess. Dist

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

DATED 11/14/07 2007 PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

BY: Paul C. Sundeen

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 \$ _____

DATED: December 11 2007 PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: Carman G. Ypeda
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____ 2007 CASH TAX BOND DATE: _____ 2007
NANCY ROMERO PAUL McDONNELL
CLERK OF THE BOARD OF SUPERVISORS COUNTY TAX COLLECTOR

BY: _____ DEPUTY BY: _____ DEPUTY

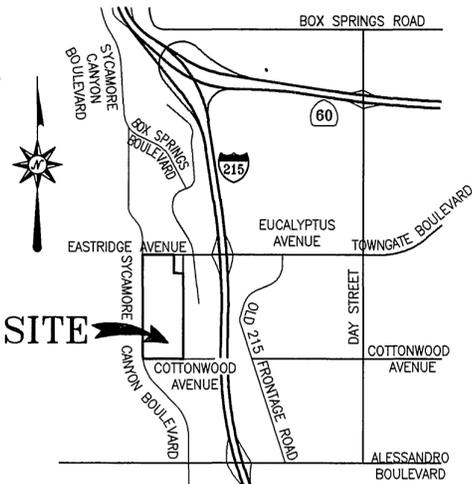
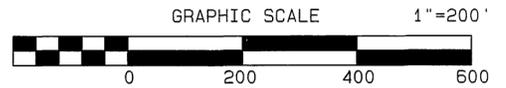
223/79
City

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

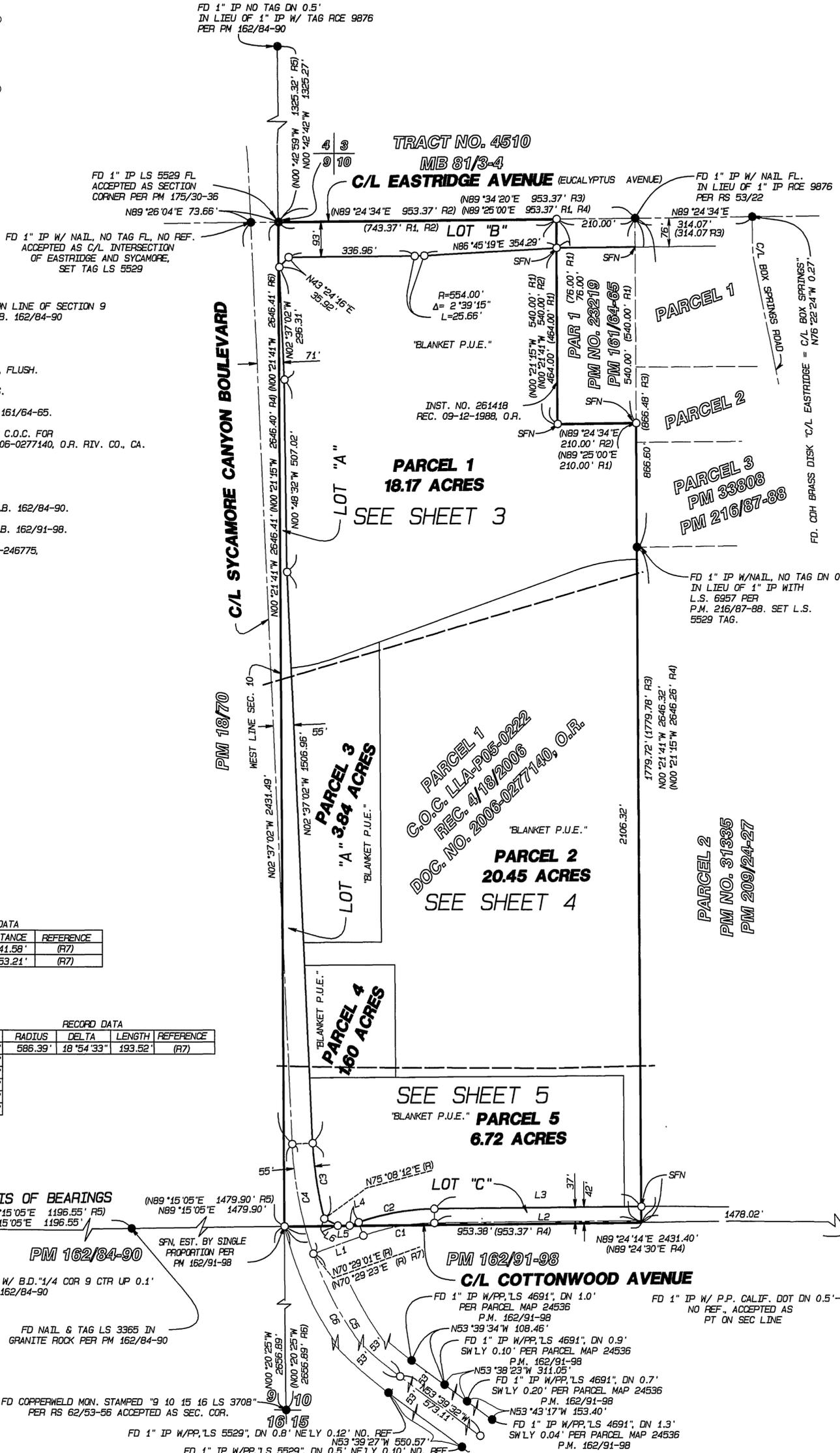
PARCEL MAP NO. 34026

BEING A DIVISION OF A PORTION OF THE
NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
JULY, 2007



VICINITY MAP
NOT TO SCALE
SECTION 10, T3S, R4W, S8M



SURVEYOR'S NOTES

- THE BASIS OF BEARINGS IS THE CENTER SECTION LINE OF SECTION 9 BEING N89°15'05"E PER PARCEL MAP 24535, P.M.B. 162/84-90 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P. TAGGED LS 5529, FLUSH.
- TOTAL AREA OF THE SITE IS 55.32 ACRES GROSS.
- (R1) INDICATES RECORD DATA PER PM 23219, PM 161/64-65.
- (R2) INDICATES RECORD AND MEASURED DATA PER C.O.C. FOR LLA-P05-0222 RECORDED 4/18/2006 DOC. NO. 2006-0277140, O.R. RIV. CO., CA.
- (R3) INDICATES RECORD DATA PER P.M. 14/3.
- (R4) INDICATES RECORD DATA PER RS 53/22.
- (R5) INDICATES RECORD DATA PER PM 24535, P.M.B. 162/84-90.
- (R6) INDICATES RECORD DATA PER PM 24536, P.M.B. 162/91-98.
- (R7) INDICATES RECORD DATA PER DOC. NO. 2002-246775, REC. 5/10/2002, O.R. RIV. CO., CA.
- SFN INDICATES SEARCHED, FOUND NOTHING.

RECORD DATA

LINE	BEARING	DISTANCE	BEARING	DISTANCE	REFERENCE
L1	N70°29'41"E	141.60'	N70°29'23"E (R)	141.58'	(R7)
L2	N89°24'14"E	553.06'	N89°23'56"E	553.21'	(R7)
L3	N89°24'14"E	553.21'			
L4	N70°29'41"E	25.79'			
L5	N89°24'14"E	31.52'			
L6	N62°56'14"W	40.56'			

RECORD DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	RADIUS	DELTA	LENGTH	REFERENCE
C1	586.39'	18°54'33"	193.52'	97.65'	586.39'	18°54'33"	193.52'	(R7)
C2	623.39'	18°54'33"	205.73'	103.81'				
C3	945.00'	12°14'45"	201.97'	101.37'				
C4	1000.00'	16°53'57"	294.94'	148.55'				
C5	1000.00'	34°08'33"	595.90'	307.09'				
C6	1000.00'	51°02'30"	890.84'	477.42'				

BASIS OF BEARINGS

(N89°15'05"E 1196.55' R5)
(N89°15'05"E 1479.90' R5)
(N89°15'05"E 1479.90')

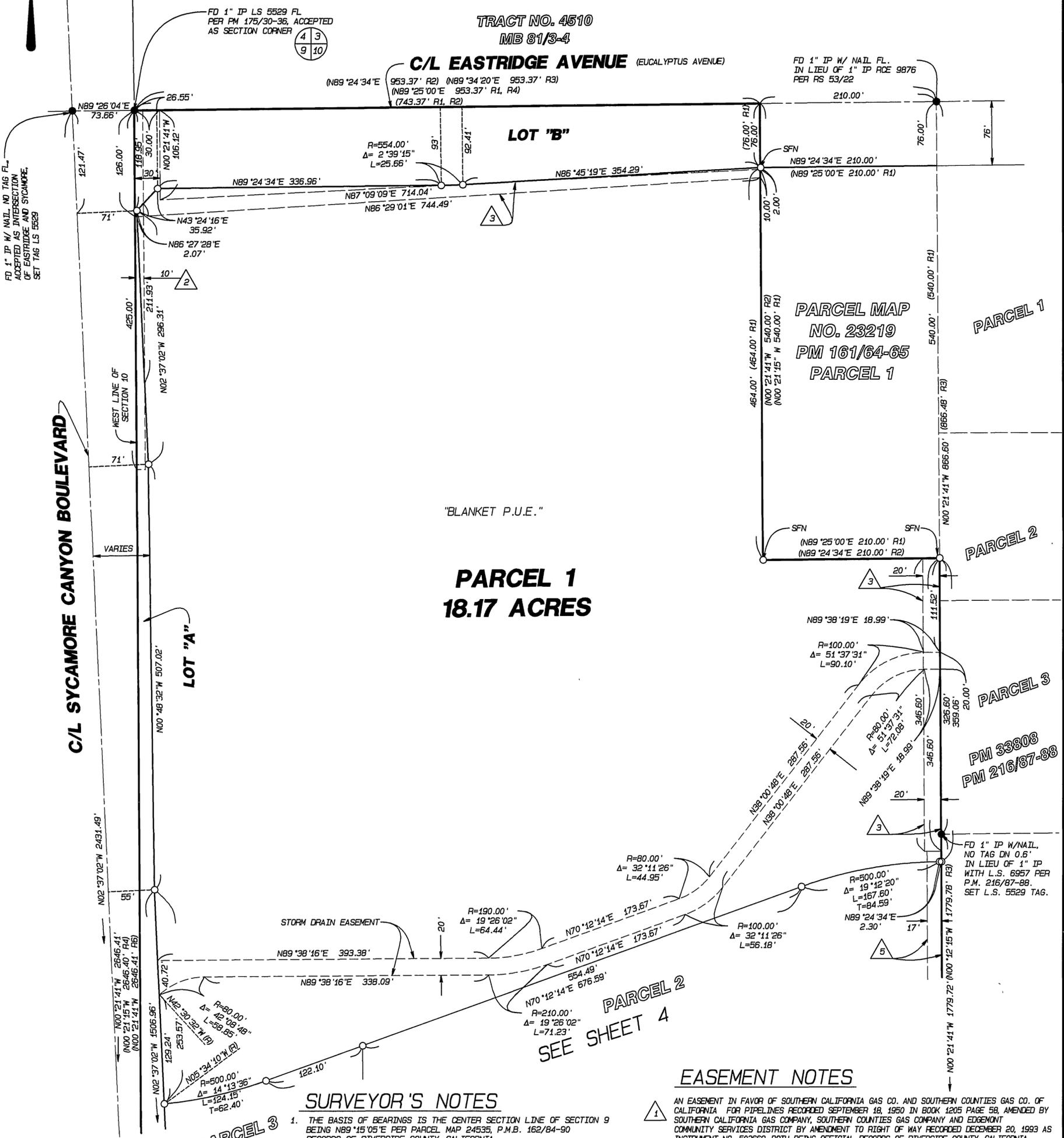
223/80

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

PARCEL MAP NO. 34026

BEING A DIVISION OF A PORTION OF THE
NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
JULY, 2007



PARCEL 1
18.17 ACRES

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE CENTER SECTION LINE OF SECTION 9 BEING N89°45'05"E PER PARCEL MAP 24535, P.M.B. 162/84-90 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" I.P. TAGGED LS 5529, FLUSH.
4. TOTAL AREA OF THE SITE IS 55.32 ACRES GROSS.
5. (R1) INDICATES RECORD DATA PER PM 23219, PM 161/64-65.
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11. (R7) INDICATES RECORD DATA PER DOC. NO. 2002-246775, REC. 5/10/2002, O.R. RIV. CO., CA.
12. SFN INDICATES SEARCHED, FOUND NOTHING.

EASEMENT NOTES

1. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS CO. AND SOUTHERN COUNTIES GAS CO. OF CALIFORNIA FOR PIPELINES RECORDED SEPTEMBER 18, 1950 IN BOOK 1205 PAGE 58, AMENDED BY SOUTHERN CALIFORNIA GAS COMPANY, SOUTHERN COUNTIES GAS COMPANY AND EDMONT COMMUNITY SERVICES DISTRICT BY AMENDMENT TO RIGHT OF WAY RECORDED DECEMBER 20, 1993 AS INSTRUMENT NO. 053669, BOTH BEING OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. 10' EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO EDMONT COMMUNITY SERVICES DISTRICT, RECORDED JUNE 5, 1974 AS INSTRUMENT NO. 68552, O.R. RIV. CO., CA.
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4. AN EASEMENT FOR PIPELINES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT, RECORDED APRIL 22, 1993 AS INSTRUMENT NO. 148393, O.R. RIV. CO., CA.
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223/81
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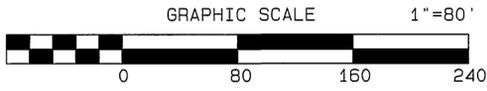
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TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
JULY, 2007

SEE SHEET 3

FD 1" IP W/NAIL, NO TAG ON 0.6'
IN LIEU OF 1" IP WITH
L.S. 6957 PER
P.M. 216/87-88, SET L.S.
5529 TAG.



C/L SYCAMORE CANYON BOULEVARD

LOT "A"

**PARCEL 3
3.84 ACRES**

"BLANKET P.U.E."

**PARCEL 2
20.45 ACRES**

"BLANKET P.U.E."

**PARCEL 4
1.60 ACRES**

"BLANKET P.U.E."

PARCEL 5

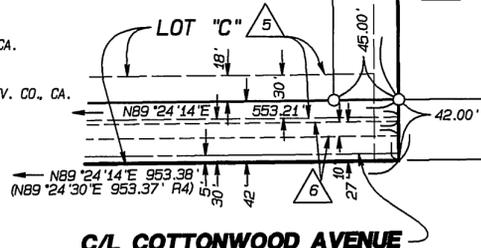
SEE SHEET 5

EASEMENT NOTES

SURVEYOR'S NOTES

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5. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JUNE 14, 1994 AS INSTRUMENT NO. 241457, O.R. RIV. CO., CA.
6. AN EASEMENT FOR SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE RECORDED DECEMBER 19, 1986, AS INSTRUMENT NO. 325657, O.R. RIV. CO., CA.
7. AN AVIGATION EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, RECORDED JUNE 04, 2007 AS INSTRUMENT NO. 362411, O.R. RIV. CO., CA.



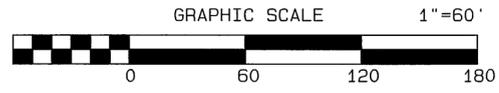
C/L COTTONWOOD AVENUE

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE CENTER SECTION LINE OF SECTION 9 BEING N89°15'05"E PER PARCEL MAP 24535, P.M.B. 162/84-90 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" I.P. TAGGED LS 5529, FLUSH.
4. TOTAL AREA OF THE SITE IS 55.32 ACRES GROSS.
5. (R1) INDICATES RECORD DATA PER PM 23219, PM 161/64-65.
6. (R2) INDICATES RECORD AND MEASURED DATA PER C.O.C. FOR LLA-P05-0222 RECORDED 4/18/2006 DOC. NO. 2006-0277140, O.R. RIV. CO., CA.
7. (R3) INDICATES RECORD DATA PER P.M. 14/3.
8. (R4) INDICATES RECORD DATA PER RS 53/22.
9. (R5) INDICATES RECORD DATA PER PM 24535, P.M.B. 162/84-90.
10. (R6) INDICATES RECORD DATA PER PM 24536, P.M.B. 162/91-98.
11. (R7) INDICATES RECORD DATA PER DOC. NO. 2002-246775, REC. 5/10/2002, O.R. RIV. CO., CA.
12. SFN INDICATES SEARCHED, FOUND NOTHING.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY,
STATE OF CALIFORNIA
PARCEL MAP NO. 34026

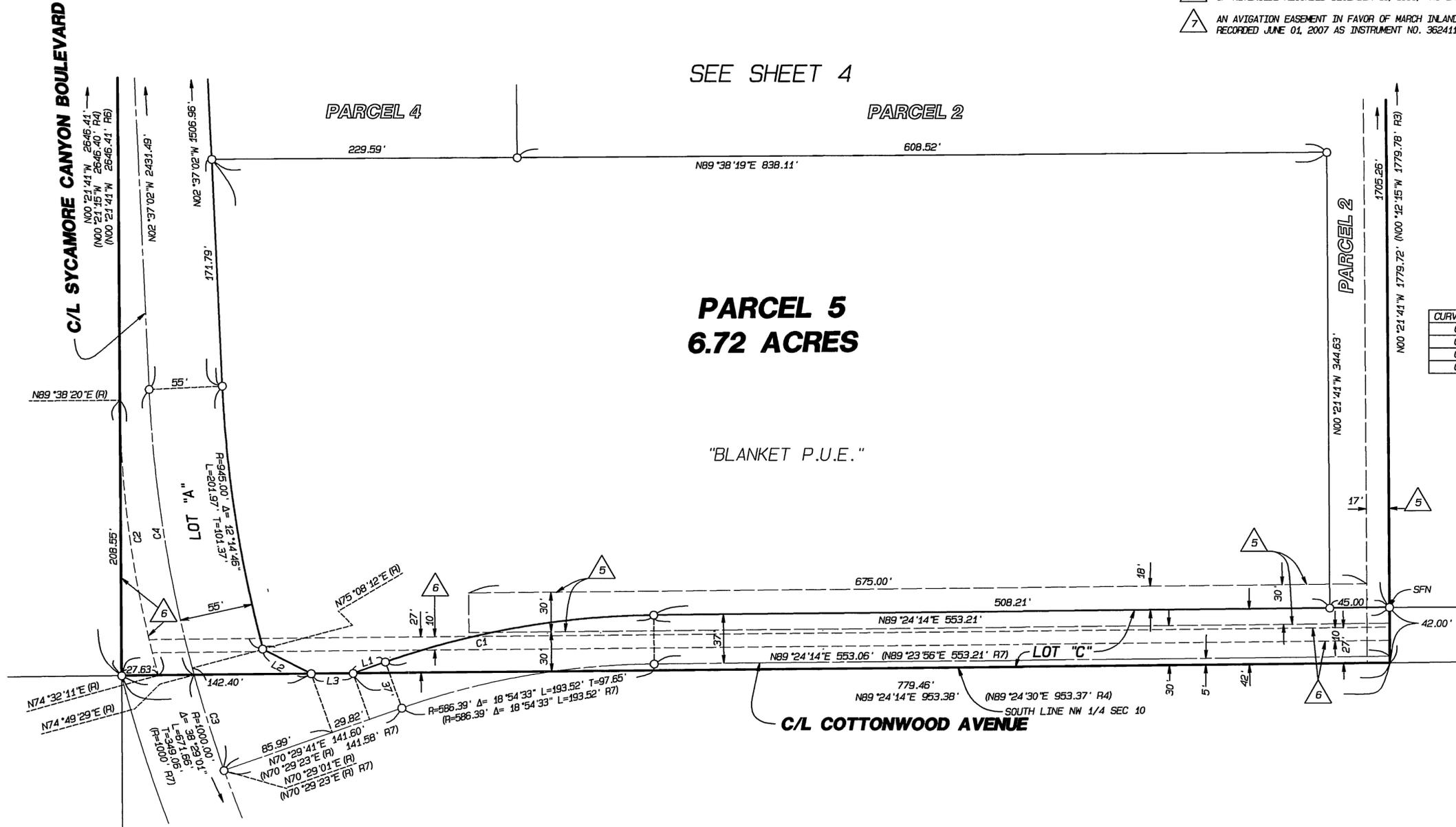
BEING A DIVISION OF A PORTION OF THE
NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
JULY, 2007



EASEMENT NOTES

1. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS CO. AND SOUTHERN COUNTIES GAS CO. OF CALIFORNIA FOR PIPELINES RECORDED SEPTEMBER 18, 1950 IN BOOK 1205 PAGE 58, AMENDED BY SOUTHERN CALIFORNIA GAS COMPANY, SOUTHERN COUNTIES GAS COMPANY AND EDGEMONT COMMUNITY SERVICES DISTRICT BY AMENDMENT TO RIGHT OF WAY RECORDED DECEMBER 20, 1993 AS INSTRUMENT NO. 503669, BOTH BEING OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. 10' EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO EDGEMONT COMMUNITY SERVICES DISTRICT, RECORDED JUNE 5, 1974 AS INSTRUMENT NO. 68552, O.R. RIV. CO., CA.
3. AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 12, 1990 AS INSTRUMENT NO. 015464, O.R. RIV. CO., CA.
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SEE SHEET 4



CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	623.39'	18°54'33"	205.73'	103.81'
C2	800.00'	15°06'09"	210.87'	106.05'
C3	1000.00'	4°39'11"	81.21'	40.63'
C4	1000.00'	12°33'29"	219.18'	110.03'

LINE	BEARING	DISTANCE
L1	N70°29'41"E	25.79'
L2	N62°56'14"W	40.56'
L3	N89°24'14"E	31.52'