

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; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES, LOTS "A" THROUGH "H", INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 1, 53 THROUGH 64 INCLUSIVE, AND 89, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS EL CERRITO DRIVE ADJOINING SAID LOTS. WE FURTHER DEDICATE FOR PUBLIC USE FOR STORM DRAIN/FACILITIES, THE AREAS SHOWN AS "20' STORM DRAIN EASEMENT". WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE AREAS SHOWN AS "5' x 25' P.U.E.", "5' P.U.E." AND "P.U.E." CANYON HILLS, LTD., A CALIFORNIA LIMITED PARTNERSHIP BY: CONCORDIA HOMES, INC., ITS GENERAL PARTNER

BY: [Signature]

BENEFICIARY

CORPORATE INVESTMENT CO., INC., A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 20, 1990 AS INSTRUMENT NO. 145198 O.R.

BY: James A. Carter

BENEFICIARY

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 1, 1990 AS INSTRUMENT NO. 201933 O.R.

BY: Madley M. Rogan

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF SAN BERNARDINO

ON APRIL 23, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED D. RANDOLPH HALL, JR. AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY, ON BEHALF OF CONCORDIA HOMES, INC., THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, SAID CORPORATION BEING KNOWN TO ME TO BE THE GENERAL PARTNER OF CANYON HILLS, LTD., THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES Dec. 7, 1993

Kim Marie Rogers

NOTARY PUBLIC IN AND FOR SAID STATE
KIM MARIE ROGERS
MY PRINCIPAL PLACE OF BUSINESS IS SAN BERNARDINO COUNTY
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF ANGE

ON THIS 15 DAY OF JUNE, 1990, BEFORE ME, JAMES A. CARTER, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES A. CARTER AND JAMES A. CARTER (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY, OF CORPORATE INVESTMENT CO., INC., A CALIF. CORP. AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME AS SUCH BENEFICIARY.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 10-8-92

James A. Carter

MY PRINCIPAL PLACE OF BUSINESS IS CRANEE COUNTY.
UTILITIES EASEMENTS

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

- 1. STATE OF CALIFORNIA, AS DISCLOSED BY INST. NO. 85219, RECORDED 8/22/66 FOR OVERHEAD ELECTRICAL PURPOSES.
- 2. CITY OF RIVERSIDE, AS DISCLOSED BY PARCEL MAP 22871 OF P.M.B. 156/50-54 FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: JUNE 15, 1990

BY: Dieter P. Witzfeld

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

TRACT NO. 24684

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP 22871 AS SHOWN BY MAP ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

J. N. BEELER & ASSOCIATES.
RIVERSIDE, CALIFORNIA

JULY, 1989

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$5,000.00 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: June 22, 1990

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: [Signature] DEPUTY

TAX COLLECTOR STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$5,000.00. This certification excludes any supplemental tax assessment not yet extended

DATED: May 9, 1990

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: [Signature]

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 PARCELS AS SHOWN ON THIS MAP AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: JUNE 15, 90

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

- 1. FRANK A. TETLEY - HOLDER OF AN EASEMENT FOR PIPELINES AND MINERAL RIGHTS RECORDED 4/10/09 IN BOOK 282, PAGE 43 OF DEEDS, RECORDS OF RIV. CO.
- 2. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT - HOLDER OF AN EASEMENT FOR PRIVATE ROADS AND THE RIGHT TO FLOOD AND INUNDATED RECORDED 10/21/59 AS INST. NO. 89817, OFFICIAL RECORDS OF RIV. CO.
- 3. ONE HALF OF ANY AND ALL OIL, GAS AND OTHER MINERAL RIGHTS 500.00 FEET OR MORE BELOW THE SURFACE OF THE PROPERTY WITHOUT RIGHT OF ENTRY UPON THE SURFACE OF THE PROPERTY, RESERVED TO JIM GUTHRIE IN DOCUMENT RECORDED 4/14/87 AS INST. NO. 102485 OF O.R. OF RIV. CO., CALIF.

RECORDER'S STATEMENT

FILED THIS 22nd DAY OF June, 1990, AT 1:00 P.M. IN BOOK 219 AT PAGES 71-75 OF MAPS AT THE REQUEST OF THE CITY CLERK.

FEES: \$14.00

NO.: 232044

WILLIAM E. CONERLY
COUNTY RECORDER

BY: [Signature]

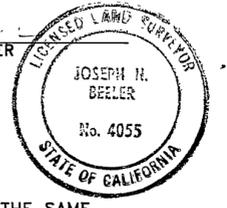
SUBDIVISION GUARANTEE: TICOR TITLE INSURANCE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY, 1989; THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE WITHIN 1 YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: May 15, 1990

BY: [Signature]
JOSEPH N. BEELER
L.S. 4055
EXP. 6/30/92



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 TRACT 24684, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, AND 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, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 19th DAY OF June, 1990.



Alice A. Hare
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Lindquist
Asst. City Clerk

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 24684, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JUNE 8, 1989, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD 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 ACCORD 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: June 18, 1990

BARRY BECK R.C.E. 20900
CITY ENGINEER
LIC. EXP. 9/30/93

BY: [Signature]

CITY TREASURER

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

DATED: 4-24, 1990

BARBARA J. STECKEL
CITY TREASURER

BY: [Signature]

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY, INC. ON THE 18 DAY OF DECEMBER, 1987, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

City Copy 219/72

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

TRACT NO. 24684

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP 22871 AS SHOWN BY MAP ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

J. N. BEELER & ASSOCIATES
RIVERSIDE, CALIFORNIA
JULY, 1989

EASEMENT NOTES

- ① AN EASEMENT FOR PRIVATE ROADS AND THE RIGHT TO FLOOD AND INUNDATE IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED 10/21/59 AS INST. NO. 89817, O.R. OF RIV. CO.
- ② AN EASEMENT FOR OVERHEAD ELECTRICAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED 8/22/66 AS INST. NO. 85219, RECORDS OF RIV. CO.
- ③ A PUBLIC UTILITY EASEMENT AS SHOWN BY PARCEL MAP 22871, P.M.B. 156/50-54, RECORDS OF RIV. CO.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF DRAWING S.S.

ON THIS 20th DAY OF JUNE, 1990, BEFORE ME, E. R. Koorman, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FERRY A. BIRCH AND Ronald Toro (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS vice president AND authorized signer OF HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME AS SUCH BENEFICIARY.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3-9-93

E. R. Koorman
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS Orange County

SCALE: 1" = 100'

FD. NAIL & R.C.E. 7304 TAG IN REDWOOD HEADER, NO REF., ACCEPTED AS THE INTERSECTION OF THE C/L OF EL CERRITO DR. AND THE PROLONGATION OF THE W'LY LINE OF PAR. 2 OF P.M. 22871, P.M.B. 156/50-54.

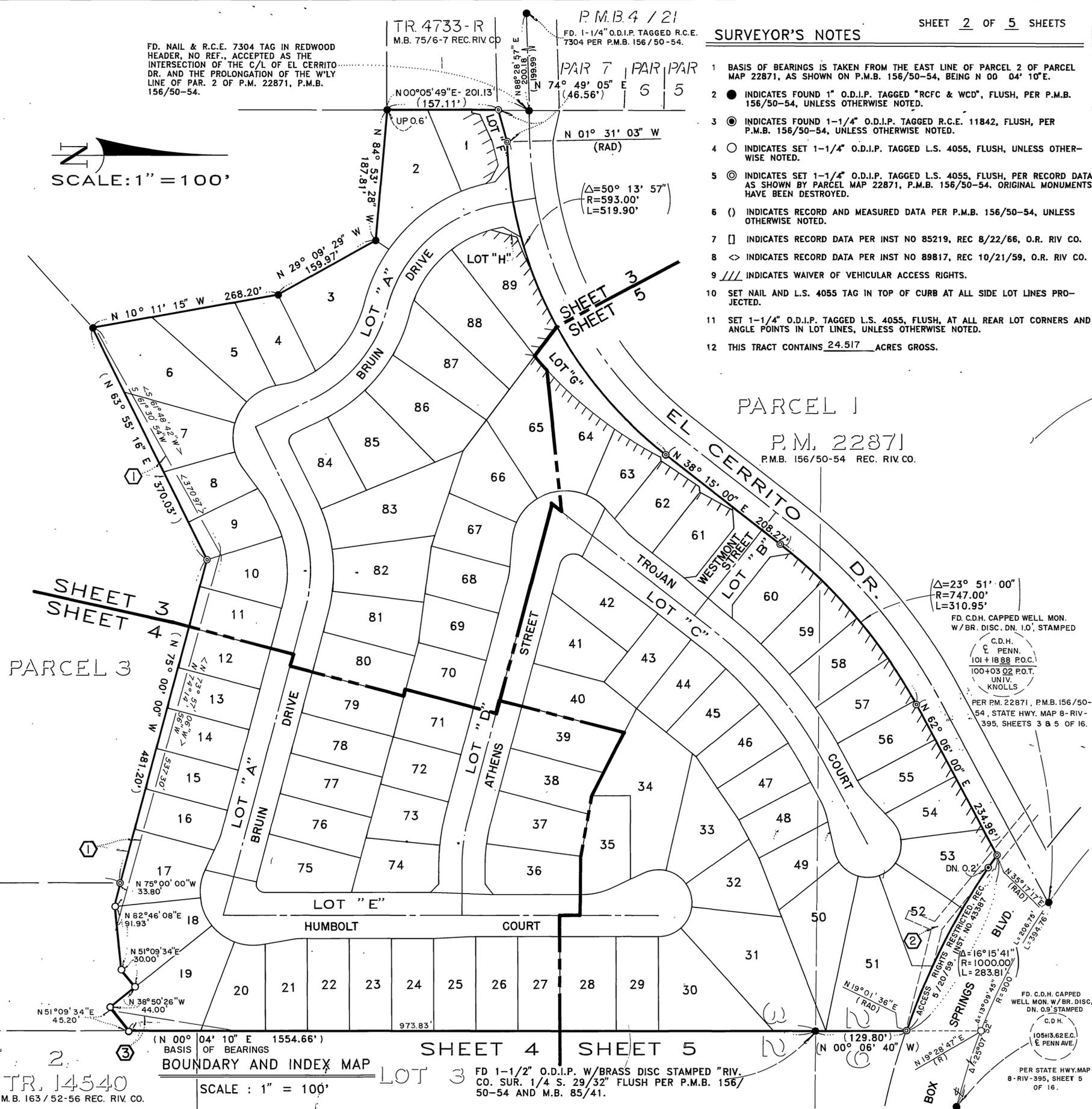
TR 4733-R
M.B. 75/6-7 REC. RIV. CO.

P.M.B. 4/21
FD. 1-1/4" O.D.I.P. TAGGED R.C.E. 7304 PER P.M.B. 156/50-54.

SURVEYOR'S NOTES

SHEET 2 OF 5 SHEETS

- 1 BASIS OF BEARINGS IS TAKEN FROM THE EAST LINE OF PARCEL 2 OF PARCEL MAP 22871, AS SHOWN ON P.M.B. 156/50-54, BEING N 00° 04' 10"E.
- 2 ● INDICATES FOUND 1" O.D.I.P. TAGGED "RCFC & WCD", FLUSH, PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- 3 ⊙ INDICATES FOUND 1-1/4" O.D.I.P. TAGGED R.C.E. 11842, FLUSH, PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- 4 ○ INDICATES SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, UNLESS OTHERWISE NOTED.
- 5 ⊕ INDICATES SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, PER RECORD DATA AS SHOWN BY PARCEL MAP 22871, P.M.B. 156/50-54. ORIGINAL MONUMENTS HAVE BEEN DESTROYED.
- 6 () INDICATES RECORD AND MEASURED DATA PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- 7 □ INDICATES RECORD DATA PER INST NO 85219, REC 8/22/66, O.R. RIV. CO.
- 8 <> INDICATES RECORD DATA PER INST NO 89817, REC 10/21/59, O.R. RIV. CO.
- 9 // INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.
- 10 SET NAIL AND L.S. 4055 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- 11 SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- 12 THIS TRACT CONTAINS 24.517 ACRES GROSS.



M.B. 219/72

M.B. 219/72

BOUNDARY AND INDEX MAP

SCALE: 1" = 100'

FD 1-1/2" O.D.I.P. W/BRASS DISC STAMPED "RIV. CO. SUR. 1/4 S. 29/32" FLUSH PER P.M.B. 156/50-54 AND M.B. 85/41.

(Δ=23° 51' 00")
R=747.00'
L=310.95'

FD. C.D.H. CAPPED WELL MON. W/BR. DISC. DN. 1.0', STAMPED
C.D.H.
PENN.
101+1888 P.O.C.
100+03 02 P.O.T.
UNIV. KNOLLS

PER P.M. 22871, P.M.B. 156/50-54, STATE HWY. MAP 8-RIV-395, SHEETS 3 & 5 OF 16.

FD. C.D.H. CAPPED WELL MON. W/BR. DISC. DN. 0.9' STAMPED
C.D.H.
PENN.
105H3.62 E.C.
E. PENN. AVE.

PER STATE HWY. MAP 8-RIV-395, SHEET 5 OF 16.

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

TRACT NO. 24684

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J. N. BEELER & ASSOCIATES
RIVERSIDE, CALIFORNIA

JULY, 1989

SURVEYOR'S NOTES

- 1 BASIS OF BEARINGS IS TAKEN FROM THE EAST LINE OF PARCEL 2 OF PARCEL MAP 22871, AS SHOWN ON P.M.B. 156/50-54, BEING N 00° 04' 10" E.
- 2 ● INDICATES FOUND 1" O.D.I.P. TAGGED "RCFC & WCD", FLUSH, PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- 3 ⊙ INDICATES FOUND 1-1/4" O.D.I.P. TAGGED R.C.E. 11842, FLUSH, PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- 4 ○ INDICATES SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, UNLESS OTHERWISE NOTED.
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- 6 () INDICATES RECORD AND MEASURED DATA PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- 7 □ INDICATES RECORD DATA PER INST NO 85219, REC 8/22/66, O.R. RIV. CO.
- 8 <> INDICATES RECORD DATA PER INST NO 89817, REC 10/21/59, O.R. RIV. CO.
- 9 /// INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.
- 10 SET NAIL AND L.S. 4055 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
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- 12 THIS TRACT CONTAINS 24.517 ACRES GROSS.

FD. NAIL & R.C.E. 7304 TAG IN REDWOOD HEADER, NO REF., ACCEPTED AS THE INTERSECTION OF THE C/L OF EL CERRITO DR. AND THE PROLONGATION OF THE W'LY LINE OF PAR. 2 OF P.M. 22871, P.M.B. 156/50-54.

EASEMENT NOTES

- 1 AN EASEMENT FOR PRIVATE ROADS AND THE RIGHT TO FLOOD AND INUNDATE IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED 10/21/59 AS INST. NO. 89817, O.R. OF RIV. CO.

CURVE DATA CHART

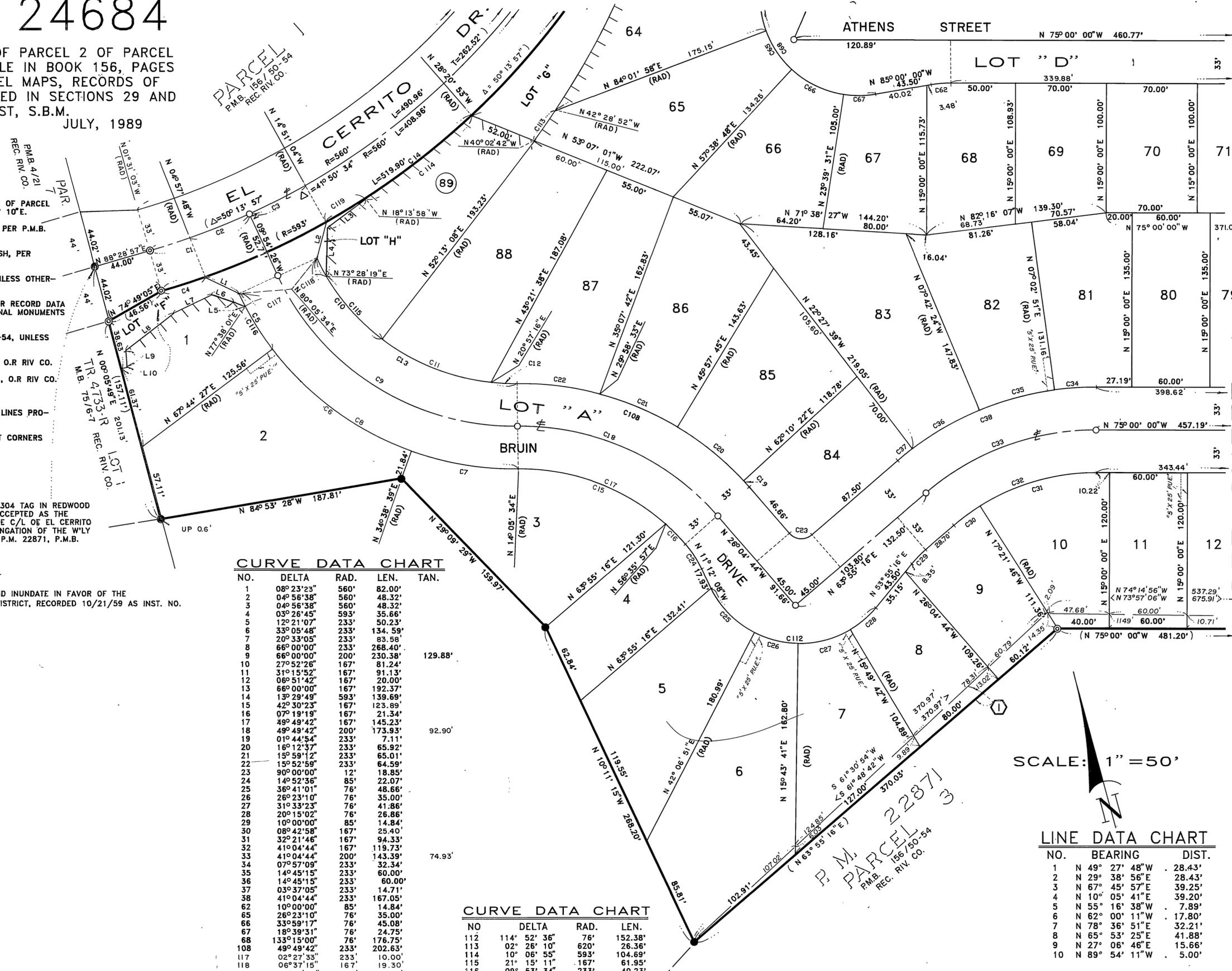
NO.	DELTA	RAD.	LEN.	TAN.
1	08° 23' 23"	560'	82.00'	
2	04° 56' 38"	560'	48.32'	
3	04° 56' 38"	560'	48.32'	
4	03° 26' 45"	593'	35.66'	
5	12° 21' 07"	233'	50.23'	
6	33° 05' 48"	233'	134.59'	
7	20° 33' 05"	233'	83.58'	
8	66° 00' 00"	233'	268.40'	
9	66° 00' 00"	200'	230.38'	129.88'
10	27° 52' 26"	167'	81.24'	
11	31° 15' 52"	167'	91.13'	
12	08° 51' 42"	167'	20.00'	
13	66° 00' 00"	167'	192.37'	
14	13° 29' 49"	593'	139.59'	
15	42° 30' 23"	167'	123.89'	
16	07° 19' 19"	167'	21.34'	
17	49° 49' 42"	167'	145.23'	
18	49° 49' 42"	200'	173.93'	
19	01° 44' 54"	233'	7.11'	92.90'
20	16° 12' 37"	233'	65.92'	
21	15° 59' 12"	233'	65.01'	
22	15° 52' 59"	233'	64.59'	
23	90° 00' 00"	12'	18.85'	
24	14° 52' 36"	85'	22.07'	
25	36° 41' 01"	76'	48.66'	
26	26° 23' 10"	76'	35.00'	
27	31° 33' 23"	76'	41.86'	
28	20° 15' 02"	76'	26.86'	
29	10° 00' 00"	85'	14.84'	
30	08° 42' 58"	167'	25.40'	
31	32° 21' 46"	167'	94.33'	
32	41° 04' 44"	167'	119.73'	
33	41° 04' 44"	200'	143.39'	74.93'
34	07° 57' 09"	233'	32.34'	
35	14° 45' 15"	233'	60.00'	
36	14° 45' 15"	233'	60.00'	
37	03° 37' 05"	233'	14.71'	
38	41° 04' 44"	233'	167.05'	
62	10° 00' 00"	85'	14.84'	
65	26° 23' 10"	76'	35.00'	
66	33° 59' 17"	76'	45.08'	
67	18° 39' 31"	76'	24.75'	
68	133° 15' 00"	76'	176.75'	
108	49° 49' 42"	233'	202.63'	
117	02° 27' 33"	233'	10.00'	
118	06° 37' 15"	167'	19.30'	
119	03° 22' 54"	593'	35.00'	

CURVE DATA CHART

NO	DELTA	RAD.	LEN.
112	114° 52' 36"	76'	152.38'
113	02° 26' 10"	620'	26.36'
114	10° 06' 55"	593'	104.89'
115	21° 15' 11"	167'	61.95'
116	09° 53' 34"	233'	40.23'

SEE SHEET 5

SHEET 3 OF 5 SHEETS



SCALE: 1" = 50'

LINE DATA CHART

NO.	BEARING	DIST.
1	N 49° 27' 48" W	28.43'
2	N 29° 38' 56" E	28.43'
3	N 67° 45' 57" E	39.25'
4	N 10° 05' 41" E	39.20'
5	N 55° 16' 38" W	7.89'
6	N 62° 00' 11" W	17.80'
7	N 78° 36' 51" E	32.21'
8	N 65° 53' 25" E	41.88'
9	N 27° 06' 46" E	15.66'
10	N 89° 54' 11" W	5.00'

SEE SHEET 4

M.B. 219/73

M.B. 219/73

SURVEYOR'S NOTES

- 1 BASIS OF BEARINGS IS TAKEN FROM THE EAST LINE OF PARCEL 2 OF PARCEL MAP 22871, AS SHOWN ON P.M.B. 156/50-54, BEING N 00° 04' 10" E.
- 2 ● INDICATES FOUND 1" O.D.I.P. TAGGED "RCFC & WCD", FLUSH, PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- 3 ⊙ INDICATES FOUND 1-1/4" O.D.I.P. TAGGED R.C.E. 11842, FLUSH, PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- 4 ○ INDICATES SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, UNLESS OTHERWISE NOTED.
- 5 ⊙ INDICATES SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, PER RECORD DATA AS SHOWN BY PARCEL MAP 22871, P.M.B. 156/50-54. ORIGINAL MONUMENTS HAVE BEEN DESTROYED.
- 6 () INDICATES RECORD AND MEASURED DATA PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- 7 □ INDICATES RECORD DATA PER INST NO 85219, REC 8/22/66, O.R RIV CO.
- 8 < INDICATES RECORD DATA PER INST NO 89817, REC 10/21/59, O.R RIV CO.
- 9 // INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.
- 10 SET NAIL AND L.S. 4055 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- 11 SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- 12 THIS TRACT CONTAINS 24.517 ACRES GROSS.

EASEMENT NOTES

- ① AN EASEMENT FOR PRIVATE ROADS AND THE RIGHT TO FLOOD AND INUNDATE IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED 10/21/59 AS INST. NO. 89817, O.R. OF RIV. CO.
- ② A PUBLIC UTILITY EASEMENT AS SHOWN BY PARCEL MAP 22871, P.M.B. 156/50-54, RECORDS OF RIV. CO.

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

TRACT NO. 24684

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP 22871 AS SHOWN BY MAP ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

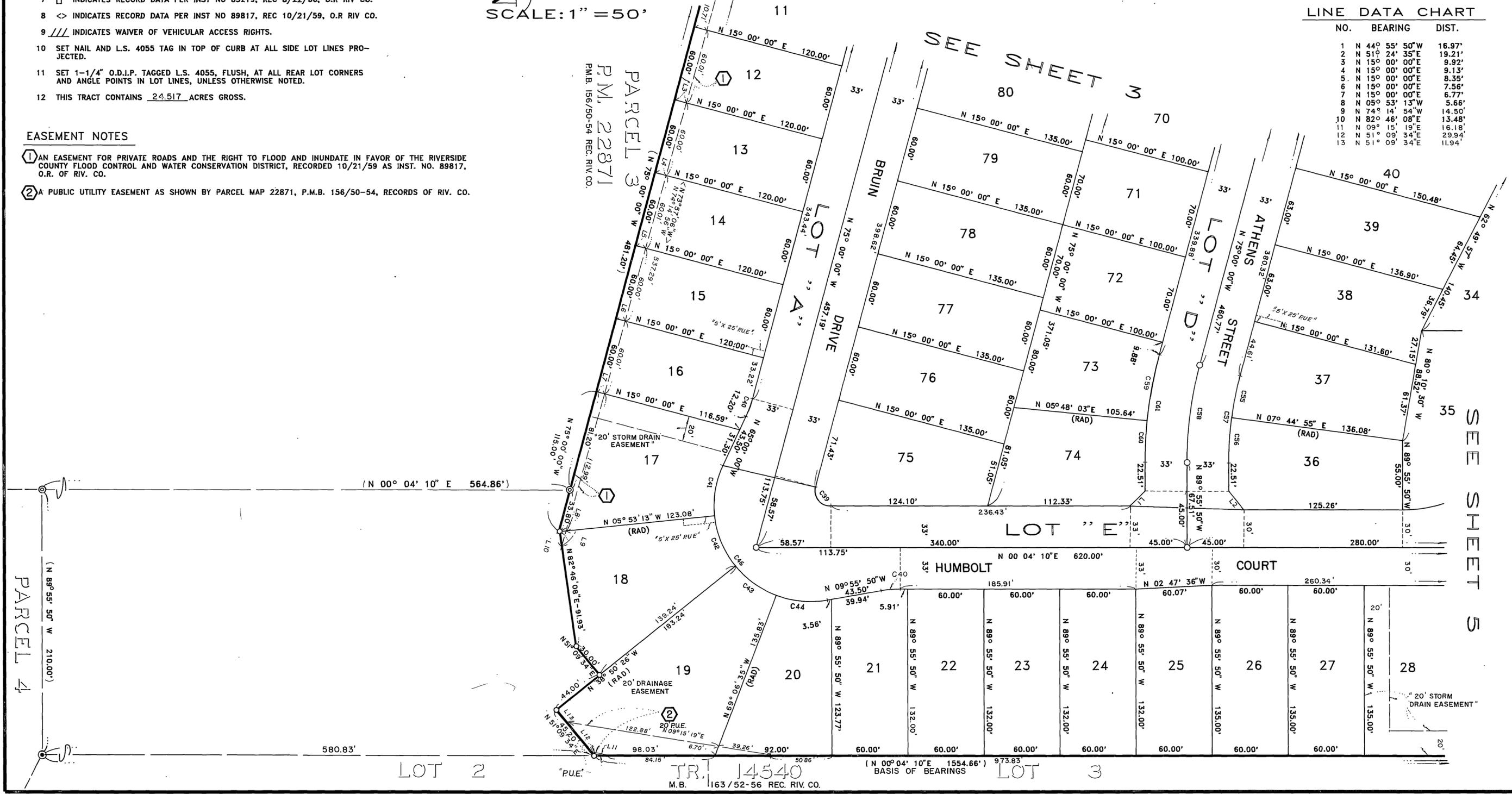
J. N. BEELER & ASSOCIATES
RIVERSIDE, CALIFORNIA JULY, 1989

CURVE DATA CHART

NO.	DELTA	RAD	LEN	TAN
39	104°55' 50"	12'	21.98'	
40	10°00' 00"	85'	14.84'	
41	30°53' 13"	76'	40.97'	
42	32°57' 13"	76'	43.71'	
43	30°16' 09"	76'	40.15'	
44	30°49' 15"	76'	40.88'	
46	124°55' 50"	76'	165.71'	
55	07°15' 05"	267'	33.79'	
56	07°40' 45"	267'	35.79'	
57	14°55' 50"	267'	69.58'	
58	14°55' 50"	300'	78.18'	39.31'
59	09°11' 57"	333'	53.47'	
60	05°43' 53"	333'	33.31'	
61	14°55' 50"	333'	86.78'	

LINE DATA CHART

NO.	BEARING	DIST.
1	N 44° 55' 50" W	16.97'
2	N 51° 24' 35" E	19.21'
3	N 15° 00' 00" E	9.92'
4	N 15° 00' 00" E	9.13'
5	N 15° 00' 00" E	8.35'
6	N 15° 00' 00" E	7.56'
7	N 15° 00' 00" E	6.77'
8	N 05° 53' 13" W	5.66'
9	N 74° 14' 54" W	14.50'
10	N 82° 46' 08" E	13.48'
11	N 09° 15' 19" E	16.18'
12	N 51° 09' 34" E	29.94'
13	N 51° 09' 34" E	11.94'



M.B. 219/74

M.B. 219/74

City Copy 2/19/75

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

TRACT NO. 24684

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP 22871 AS SHOWN BY MAP ON FILE IN BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTIONS 29 AND 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M. JULY, 1989

J. N. BEELER & ASSOCIATES
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

- BASIS OF BEARINGS IS TAKEN FROM THE EAST LINE OF PARCEL 2 OF PARCEL MAP 22871, AS SHOWN ON P.M.B. 156/50-54, BEING N 00° 04' 10"E.
- INDICATES FOUND 1" O.D.I.P. TAGGED "RCFC & WCD", FLUSH, PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- ⊙ INDICATES FOUND 1-1/4" O.D.I.P. TAGGED R.C.E. 11842, FLUSH, PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- INDICATES SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, UNLESS OTHERWISE NOTED.
- ⊙ INDICATES SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, PER RECORD DATA AS SHOWN BY PARCEL MAP 22871, P.M.B. 156/50-54. ORIGINAL MONUMENTS HAVE BEEN DESTROYED.
- () INDICATES RECORD AND MEASURED DATA PER P.M.B. 156/50-54, UNLESS OTHERWISE NOTED.
- INDICATES RECORD DATA PER INST NO 85219, REC 8/22/66, O.R. RIV. CO.
- <> INDICATES RECORD DATA PER INST NO 89817, REC 10/21/59, O.R. RIV. CO.
- /// INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.
- SET NAIL AND L.S. 4055 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- SET 1-1/4" O.D.I.P. TAGGED L.S. 4055, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS .24517 ACRES GROSS.

EASEMENT NOTE

- AN EASEMENT FOR OVERHEAD ELECTRICAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED 8/22/66 AS INST. NO. 85219, RECORDS OF RIV. CO.

CURVE DATA CHART

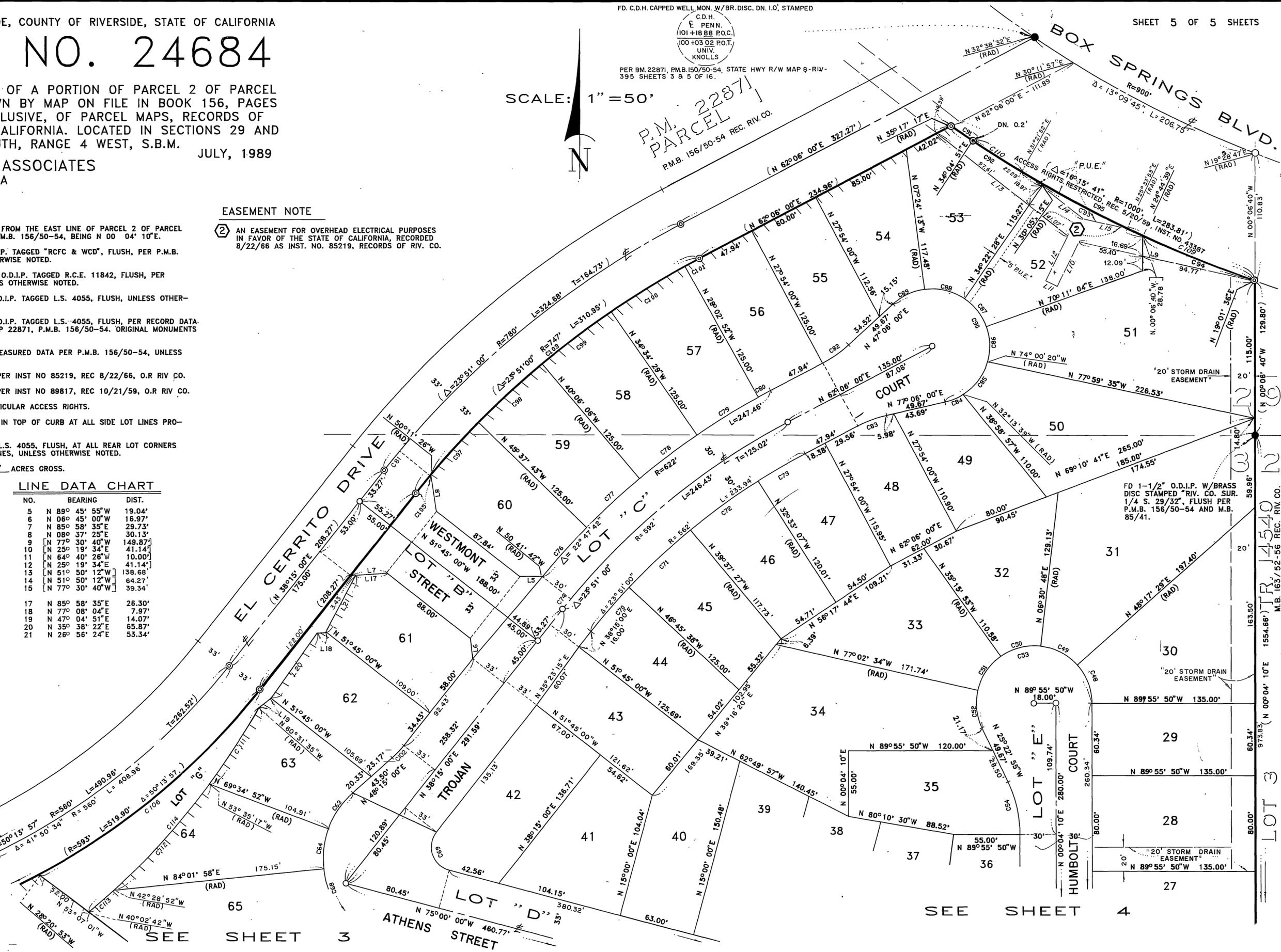
NO.	DELTA	RAD	LEN
48	41° 46' 41"	48'	35.00'
49	41° 46' 41"	48'	35.00'
50	41° 46' 41"	48'	35.00'
51	41° 46' 41"	48'	35.00'
52	38° 20' 21"	48'	32.12'
53	20° 27' 05"	48'	172.12'
54	25° 27' 05"	103'	45.75'
63	27° 49' 52"	76'	36.92'
64	28° 23' 10"	76'	35.00'
68	133° 15' 00"	76'	178.75'
69	113° 15' 00"	20'	39.53'
70	04° 59' 22"	562'	48.94'
71	07° 08' 11"	562'	70.00'
72	07° 04' 20"	562'	69.37'
73	04° 39' 07"	562'	45.63'
74	01° 03' 18"	592'	10.90'

LINE DATA CHART

NO.	BEARING	DIST.
5	N 89° 45' 55"W	19.04'
6	N 06° 45' 00"W	16.97'
7	N 85° 58' 35"E	29.73'
8	N 08° 37' 25"E	30.13'
9	N 77° 30' 40"W	149.87'
10	N 25° 19' 34"E	41.14'
11	N 64° 40' 26"W	10.00'
12	N 25° 19' 34"E	41.14'
13	N 51° 50' 12"W	138.88'
14	N 51° 50' 12"W	64.27'
15	N 77° 30' 40"W	39.34'
17	N 85° 58' 35"E	26.30'
18	N 77° 08' 04"E	7.97'
19	N 47° 04' 51"E	14.07'
20	N 35° 38' 22"E	65.87'
21	N 26° 56' 24"E	53.34'

76	05° 03' 59"	622'	55.00'
77	05° 31' 37"	622'	60.00'
78	05° 31' 37"	622'	60.00'
79	05° 31' 37"	622'	60.00'
80	01° 08' 52"	622'	12.46'
81	01° 33' 34"	780'	21.23'
82	15° 00' 00"	103'	26.97'
83	15° 00' 00"	103'	26.97'
84	19° 19' 39"	48'	16.19'
85	41° 46' 41"	48'	35.00'
86	35° 48' 36"	48'	30.00'
87	35° 48' 36"	48'	30.00'
88	41° 46' 41"	48'	35.00'
89	35° 29' 47"	48'	29.74'
90	21° 00' 00"	48'	175.93'
91	01° 12' 26"	1000'	21.07'
92	05° 12' 02"	1000'	90.77'
93	05° 20' 36"	1000'	93.26'
94	05° 43' 03"	1000'	99.79'
95	15° 03' 15"	1000'	262.74'
97	04° 33' 43"	747'	59.48'
98	05° 31' 37"	747'	72.06'
99	05° 31' 37"	747'	72.06'
100	05° 31' 37"	747'	72.06'
101	01° 08' 52"	747'	14.98'
102	10° 00' 00"	85'	14.83'
103	22° 17' 26"	747'	290.62'
104	01° 33' 34"	747'	20.33'
105	23° 24' 07"	593'	242.21'
109	06° 32' 17"	1000'	114.11'
110	02° 42' 58"	1000'	47.41'
111	06° 56' 18"	620'	75.08'
112	11° 06' 25"	620'	120.19'
113	02° 26' 10"	620'	26.36'
114	20° 28' 53"	620'	221.63'

M.B. 219/75



FD. C.D.H. CAPPED WELL MON. W/BR.DISC. DN. I.O. STAMPED

C.D.H.
PENN.
101+1888 P.O.C.
100+0302 P.O.T.
UNIV.
KNOLLS

PER RM. 22871, P.M.B. 156/50-54, STATE HWY R/W MAP 9-RIV-395 SHEETS 3 & 5 OF 16.

P.M. 22871
PARCEL
P.M.B. 156/50-54 REC. RIV. CO.

SHEET 5 OF 5 SHEETS

M.B. 219/75

FD 1-1/2" O.D.I.P. W/BRASS DISC STAMPED "RIV. CO. SUR. 1/4 S. 29/32", FLUSH PER P.M.B. 156/50-54 AND M.B. 85/41.

SEE SHEET 4

28-29-03