

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

TRACT NO. 30717-1

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 19; A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2, 3 AND 4 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 19, 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTIONS 15, 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

DECEMBER, 2002 MDS CONSULTING - IRVINE, CA

RECORDER'S STATEMENT

FILED THIS 14TH DAY OF OCT, 2003, AT 8:00 A.M. IN BOOK 343 OF MAPS, AT PAGES 34-41, AT THE REQUEST OF THE CITY CLERK.

NO. 2003-806171
FEE: \$33.00

GARY L. ORSO,
COUNTY ASSESSOR - CLERK - RECORDER
BY: *A. Paul* DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE 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 ORANGECREST HILLS, L.P., ON JANUARY 9, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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 THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



Gary W. Dokich
GARY W. DOKICH
LICENSED LAND SURVEYOR NO. 4693
MY LICENSE EXPIRES: 9/30/03

CITY SURVEYOR'S CERTIFICATE

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

MARK S. BROWN
L.S. 5655 LIC. EXP. 9-30-2005
CITY SURVEYOR
DATED: Sept 23, 2003
BY: *Mark S. Brown*

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. 30717 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 5, 2002, 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 THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS 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.

THOMAS J. BOYD
R.C.E. 36170 LIC. EXP. 6-30-2004
CITY ENGINEER
DATED: Sept 24, 2003
BY: *Thomas J. Boyd*

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOSOILS, INC. ON DECEMBER 23, 1996 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "C" THROUGH "M", INCLUSIVE, TOGETHER WITH LOT "N".

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, THE EASEMENT DESIGNATED AS "SEWER EASEMENT".

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED AS "FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES."

WE HEREBY REQUEST THAT LOT "H" OF TRACT NO. 22275, M.B. 207/6-8; LOT "L" OF TRACT NO. 22275-1, M.B. 209/8-11; AND LOT "K" OF TRACT NO. 22275-3, M.B. 207/1-5, ACCEPTED AS BARRIER STRIPS BY SAID MAPS, BE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY RESERVE FOR THE USE AND BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS, AND HEREBY GRANT TO ORANGECREST COUNTRY COMMUNITY ASSOCIATION, A CALIFORNIA NON-PROFIT CORPORATION, AN EASEMENT OVER THOSE AREAS SHOWN HEREON AS "RESERVED FOR PRIVATE LANDSCAPE PURPOSES," "RESERVED FOR PRIVATE STORM DRAIN AND DRAINAGE PURPOSES" AND "DRAINAGE EASEMENT."

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, WITHIN THE BOUNDARY OF TRACT NO. 36717-1, BE ABANDONED IN CONFORMANCE WITH SECTION 66434g OF THE SUBDIVISION MAP ACT:

1. UNNAMED ROADS KNOWN AS JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE) AND BROWN STREET, PER THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
2. AN EASEMENT FOR DRAINAGE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE DESCRIBED AS PARCEL 1 IN DOCUMENT RECORDED NOVEMBER 18, 1988 AS INSTRUMENT NO. 338600 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE RECORDED SEPTEMBER 18, 1989 AS INSTRUMENT NO. 320593 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

D.R. HORTON LOS ANGELES HOLDING COMPANY, INC., A CALIFORNIA CORPORATION.

BY: *Stephen H. Fitzpatrick*
STEPHEN H. FITZPATRICK
VICE PRESIDENT
BY: *Stephen H. Fitzpatrick*
STEPHEN H. FITZPATRICK
ASSISTANT SECRETARY

ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 3, 2003 AS INSTRUMENT NO. 2003-499716 OF OFFICIAL RECORDS.

BY: USW DEVELOPMENT & CONSTRUCTION COMPANY (fka COMMUNITIES SOUTHWEST DEVELOPMENT & CONSTRUCTION COMPANY), A WASHINGTON CORPORATION, ITS GENERAL PARTNER.

BY: *Jonathan Weldy*
JONATHAN WELDY
PRESIDENT, CALIFORNIA DIVISION
BY: *Brent C. Anderson*
BRENT C. ANDERSON
SENIOR VICE PRESIDENT,
CALIFORNIA DIVISION

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } s.s.

ON August 25, 2003, BEFORE ME, Linda K. Richards, Notary Public PERSONALLY APPEARED Stephen H. Fitzpatrick PERSONALLY KNOWN TO ME (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/IT/ 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
Linda K. Richards
NOTARY PUBLIC IN AND FOR SAID STATE
Linda K. Richards
(PRINTED NAME)
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.
MY COMMISSION EXPIRES 1-6-06

STATE OF CALIFORNIA }
COUNTY OF Orange } s.s.

ON August 26, 2003, BEFORE ME, Cathy MacKinney, Notary Public PERSONALLY APPEARED Jonathan Weldy and Brent C. Anderson PERSONALLY KNOWN TO ME (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(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
Cathy MacKinney
NOTARY PUBLIC IN AND FOR SAID STATE
Cathy MacKinney
(PRINTED NAME)
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION EXPIRES 9-11-06

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 \$ 150,200.

DATED: 9/16/2003
10/9/2003
PAUL MCDONNELL, COUNTY TAX COLLECTOR
BY: *Matthew Jennings*, DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 150,200 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 THE 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: _____, 20____.
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY
CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: _____ 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 THE BONDS OF COMMUNITY FACILITIES DISTRICT NO. 86-1. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 9/19, 2003
PAUL C. SUNDEEN
CITY TREASURER
BY: *Paul C. Sundeen*

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF FOURTEEN (14) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 30717-1.

LOTS "C" THROUGH "M", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. LOT "N" IS HEREBY ACCEPTED AS A 1' BARRIER STRIP.

THE EASEMENT DESIGNATED AS "SEWER EASEMENT" IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

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

THE BARRIER STRIPS DESIGNATED AS LOT "H" OF TRACT NO. 22275, M.B. 207/6-8; LOT "L" OF TRACT NO. 22275-1, M.B. 209/8-11; AND LOT "K" OF TRACT NO. 22275-3, M.B. 207/1-5, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE FOLLOWING EASEMENTS WITHIN THE BOUNDARY OF TRACT NO. 30717-1 ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434g OF THE SUBDIVISION MAP ACT.

1. UNNAMED ROADS KNOWN AS JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE) AND BROWN STREET, PER THE ALESSANDRO TRACT FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
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3. AN EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE RECORDED SEPTEMBER 18, 1989 AS INSTRUMENT NO. 320593 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF October, 2003.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.
BY: *Colleen J. Nicol*

M.B. 343 / 34

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

TRACT NO. 30717-1

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DECEMBER, 2002 MDS CONSULTING - IRVINE, 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 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 DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY: *Thomas P. Evans*

DATED SEPT 23, 2003

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.

JEFFREY D. SIMS, RCE 46212
BY: *Jeffrey D. Sims*

DATED: September 12, 2003

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

MARY H. TRAUTWEIN, ET AL, OWNER OF MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED AUGUST 7, 1964 AS INSTRUMENT NO. 96956 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP, OWNER OF OIL, OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, ETC., AS RESERVED IN DEED RECORDED JULY 3, 2003 AS INSTRUMENT NO. 2003-499715 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASTERN MUNICIPAL WATER DISTRICT, OWNER OF AN EASEMENT FOR PIPELINES, CONDUITS AND INGRESS AND EGRESS PER DOCUMENT RECORDED MARCH 4, 1955 IN BOOK 1702, PAGE 467 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

MARCH INLAND PORT AIRPORT AUTHORITY, OWNER OF A BLANKET EASEMENT FOR AVIGATION PURPOSES PER DOCUMENT RECORDED AUGUST 7, 2003 A DOCUMENT NO. 2003-600514 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

M.B. 343 / 35

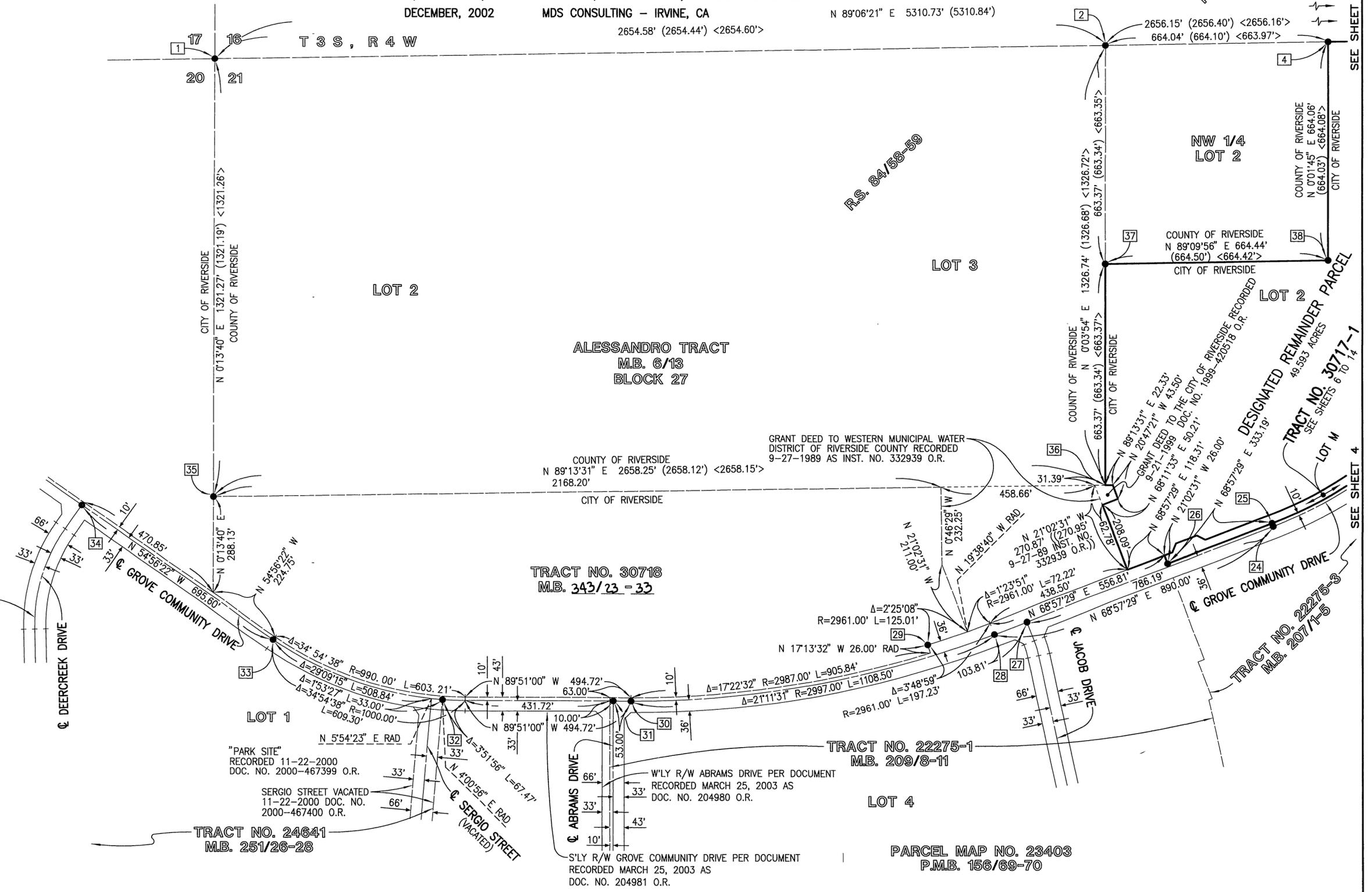
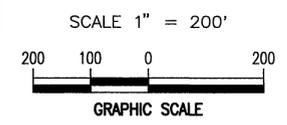
M.B. 343 / 35

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

TRACT NO. 30717-1

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DECEMBER, 2002 MDS CONSULTING - IRVINE, CA N 89°06'21" E 5310.73' (5310.84') 2654.58' (2654.44') <2654.60'>



BOUNDARY SURVEY
SEE SHEET 5 FOR MONUMENT NOTES

PARCEL MAP NO. 23403
P.M.B. 156/69-70

M.B. 343 / 36

M.B. 343 / 36

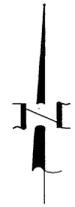
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 30717-1

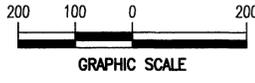
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DECEMBER, 2002 MDS CONSULTING - IRVINE, CA

ALESSANDRO TRACT
M.B. 6/13
BLOCK 19



SCALE 1" = 200'



R.S. 45/10
R.S. 46/73

SEE SHEET 3

664.04' (664.10') <663.97'>
N 89°06'21" E 5310.73' (5310.84')

2656.15' (2656.40') <2656.16'>
1992.11' (1922.30') <1992.19'>
T 3 S, R 4 W

COUNTY OF RIVERSIDE
CITY OF RIVERSIDE
N 89°19'06" E 1276.90' (1277.04') <1276.91'>

CITY OF RIVERSIDE

LOT 1

N 89°19'04" E 1277.80' (1277.86') <1277.81'>
N 89°19'04" E 1277.77' (1277.83') <1277.78'>

SEE DETAIL "A" HEREON

TRACT NO. 30717-1
(SEE SHEETS 6-14)

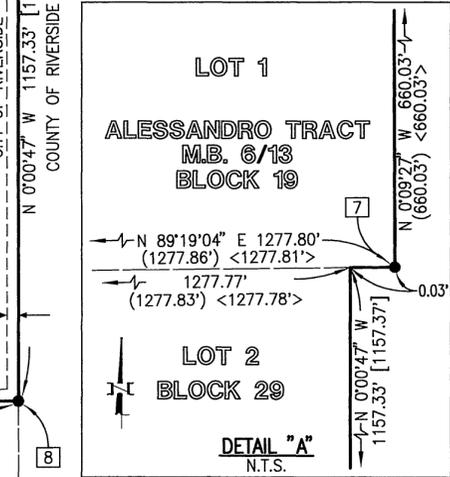
DESIGNATED REMAINDER PARCEL
49.593 ACRES

R.S. 84/58-59

LOT 3
N 89°55'22" E 354.88' [355.00']
N 89°55'22" E 387.88'
N 0°04'38" W 41.00' [41.00']
N 0°04'38" W 420.98' [421.03']
N 89°55'22" E 453.98' [454.03']
33.00' [33.00']
N 89°55'22" E 453.98' [454.03']

ALESSANDRO TRACT
M.B. 6/13
BLOCK 29

LOT 2



LOT 2
COUNTY OF RIVERSIDE
CITY OF RIVERSIDE
N 0°01'45" E 664.06' (664.03') <664.08'>
N 89°09'56" E 664.44' (664.50') <664.42'>

ALESSANDRO TRACT
M.B. 6/13
BLOCK 28

TRACT NO. 22275-3
M.B. 207/1-5
TRACT NO. 22275-1
M.B. 209/8-11
TRACT NO. 22275
M.B. 207/6-8
TRACT NO. 22653-8
M.B. 278/83-85

PARCEL MAP NO. 23403
P.M.B. 156/69-70

BOUNDARY SURVEY
SEE SHEET 5 FOR MONUMENT NOTES

M.B. 343 / 37

M.B. 343 / 37

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DECEMBER, 2002 MDS CONSULTING - IRVINE, CA

SURVEYOR'S NOTES

MONUMENT NOTES

- (()) INDICATES RECORD DATA AS NOTED.
- () INDICATES RECORD DATA PER R.S. 84/58-59.
- [] INDICATES RECORD DATA PER TRACT NO. 24582, M.B. 251/13-16.
- < > INDICATES RECORD DATA PER R.S. 110/30-40 CONVERTED TO GROUND DISTANCES.
- [[]] INDICATES RECORD DATA PER TRACT NO. 22275, M.B. 207/6-8.
- INDICATES FOUND MONUMENT AS NOTED BELOW:
 - [1] FOUND 1" I.P. TAGGED "LS 3018", DOWN 0.1', PER R.S. 84/58-59. ACCEPTED AS THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
 - [2] FOUND 1" I.P. TAGGED "RCE 862", DOWN 0.5', PER R.S. 84/58-59; AND R.S. 110/30-40. ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
 - [3] FOUND 3/4" I.P. (TAG ILLEGIBLE), UP 0.1'. ACCEPTED AS 3/4" I.P. TAGGED "LS 4838" PER R.S. 110/30-40. ACCEPTED AS THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
 - [4] FOUND NOTHING AT NORTHEAST CORNER OF NW 1/4, NW 1/4, NE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST. ESTABLISHED NORTH QUARTER CORNER OF LOT 2 BY PROPORTION. FOUND 1" I.P. TAGGED "LS 3163", UP 0.2', 0.21' EAST AND 0.12' NORTH, PER R.S. 84/58-59 AND R.S. 110/30-40.
 - [5] FOUND 1" I.P. WITH PLASTIC PLUG "LS 4838", FLUSH, PER R.S. 110/30-40. ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTH 660' OF LOT 1, BLOCK 19 OF THE ALESSANDRO TRACT, M.B. 6/13.
 - [6] FOUND 1" I.P. WITH PLASTIC PLUG "LS 4838", FLUSH, PER R.S. 110/30-40. ACCEPTED AS THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTH 660' OF LOT 1, BLOCK 19 OF THE ALESSANDRO TRACT, M.B. 6/13 WITH THE WESTERLY LINE OF THE EAST 1369.50' OF THE WEST HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
 - [7] FOUND 1" I.P. WITH PLASTIC PLUG "LS 4838", FLUSH, PER R.S. 110/30-40. ACCEPTED AS THE SOUTHWEST CORNER OF THE EAST 1369.50' OF THE WEST HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
 - [8] FOUND 1" I.P. WITH NAIL IN PLASTIC PLUG (ILLEGIBLE), DOWN 0.3'. ACCEPTED AS AN ANGLE POINT IN THE BOUNDARY OF TRACT NO. 22653-8, M.B. 278/83-85.
 - [9] FOUND 1" I.P. (HOLLOW), FLUSH. ACCEPTED AS AN ANGLE POINT IN THE BOUNDARY OF TRACT NO. 22653-8, M.B. 278/83-85.
 - [10] FOUND 1/2" SPIKE AND TAG "RCE 17550", FLUSH, PER TRACT NO. 22653-8, M.B. 278/83-85.
 - [11] FOUND 1" I.P. (HOLLOW), DOWN 0.3', NO REFERENCE. MONUMENT HAS BEEN DISTURBED AND LEANING SOUTHWESTERLY. NOT ACCEPTED. LOCATED CENTER TOP IS SOUTH 27'55"43" WEST 0.40' FROM RECORD CORNER.
 - [12] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 0.3', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
 - [13] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), DOWN 0.05'. ACCEPTED AS "BC" IN CENTERLINE OF YARROW LANE PER TRACT NO. 22275, M.B. 207/6-8.
 - [14] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), DOWN 0.05'. ACCEPTED AS CENTERLINE INTERSECTION OF YARROW LANE AND BRANA ROAD PER TRACT NO. 22275, M.B. 207/6-8.
 - [15] FOUND SPIKE AND WASHER STAMPED "RCE 17750", FLUSH, PER TRACT NO. 22653-8, M.B. 278/83-85.
 - [16] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 0.05', PER TRACT NO. 22275, M.B. 207/6-8.
 - [17] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, PER TRACT NO. 22275, M.B. 207/6-8.
 - [18] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 1.2', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
 - [19] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, PER TRACT NO. 22275, M.B. 207/6-8.
 - [20] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 1.2', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
 - [21] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, PER TRACT NO. 22275-3, M.B. 207/1-4.
 - [22] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-3, M.B. 207/1-4.
 - [23] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-3, M.B. 207/1-4.
 - [24] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-3, M.B. 207/1-4.
 - [25] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 1.0', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
 - [26] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 1.0', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.
 - [27] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, PER TRACT NO. 22275-1, M.B. 209/8-11.
 - [28] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-1, M.B. 209/8-11.
 - [29] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", DOWN 0.2', PER PARCEL MAP NO. 23403, P.M.B. 156/69-70.

- [30] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-1, M.B. 209/8-11.
- [31] FOUND 1" I.P. WITH PLASTIC PLUG "LS 3018", FLUSH, PER TRACT NO. 22275-1, M.B. 209/8-11.
- [32] FOUND SPIKE AND WASHER STAMPED "RCE 17550", FLUSH, NO REFERENCE.
- [33] FOUND SPIKE AND WASHER STAMPED "RCE 17550", FLUSH, NO REFERENCE.
- [34] FOUND SPIKE AND WASHER STAMPED "RCE 17550", FLUSH, PER TRACT NO. 21709-5, M.B. 305/10-13.
- [35] FOUND NAIL AND TAG "LS 3018", DOWN 0.1', IN CONCRETE FENCE POST FOOTING IN LIEU OF 1" I.P. WITH PLASTIC PLUG "LS 3018" PER R.S. 84/58-59. ACCEPTED AS THE SOUTHWEST CORNER OF NW 1/4, NW 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST.
- [36] FOUND NOTHING. ESTABLISHED THE SOUTHEAST CORNER OF NE 1/4, NW 1/4, OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST BY INTERSECTION PER R.S. 84/58-59.
- [37] FOUND 1" I.P. WITH PLASTIC PLUG (ILLEGIBLE), FLUSH, NO REFERENCE, SOUTH 3'33"14" EAST, 0.93' FROM RECORD CORNER. NOT ACCEPTED. ESTABLISHED RECORD CORNER (SOUTHWEST CORNER OF NW 1/4, NW 1/4, NE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST) BY PROPORTION PER R.S. 84/58-59.
- [38] FOUND 1" I.P. WITH PLASTIC PLUG "LS 4838", UP 0.2', PER R.S. 110/30-40, SOUTH 4'14"40" WEST, 0.90'. NOT ACCEPTED AS RECORD CORNER (SOUTHEAST CORNER OF NW 1/4, NW 1/4, NE 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST) BECAUSE IT DOES NOT FIT RECORD LOCATION. ESTABLISHED RECORD CORNER BY INTERSECTION PER R.S. 84/58-59.
- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 4693", FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 4693", FLUSH.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 4693", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG MARKED "LS 4693" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 50.461 ACRES.

NOTE: ALL MAPS ARE RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.

EASEMENT NOTES

- (A) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (B) INDICATES PRIVATE EASEMENT RESERVED FOR LANDSCAPE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (C) INDICATES EASEMENT FOR SANITARY SEWER FACILITIES DEDICATED TO THE CITY OF RIVERSIDE.
- (D) INDICATES EASEMENT FOR SEWER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 18, 1988 AS INSTRUMENT NO. 338602 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (E) INDICATES EASEMENT RESERVED FOR WATER FACILITIES TO BE DEDICATED TO WESTERN MUNICIPAL WATER DISTRICT.
- (F) INDICATES EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES DEDICATED TO THE CITY OF RIVERSIDE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE N'LY LINE OF SECTION 21, T 3 S, R 4 W, S.B.M. BEING NORTH 89°06'21" EAST, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 84, PAGES 58 AND 59 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

M.B. 343 / 38

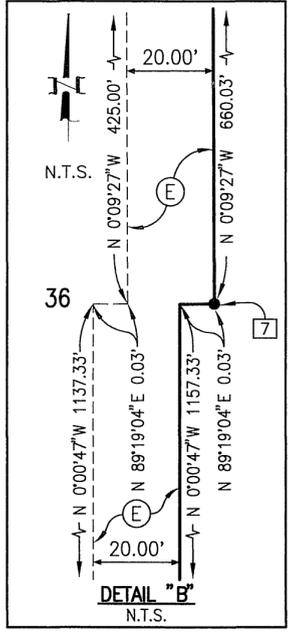
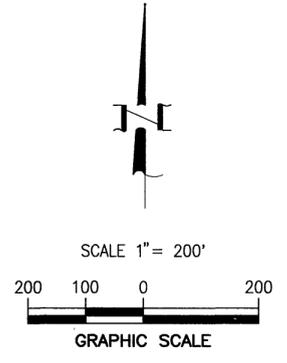
M.B. 343 / 38

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

TRACT NO. 30717-1

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 19; A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2, 3 AND 4 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 19, 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTIONS 15, 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

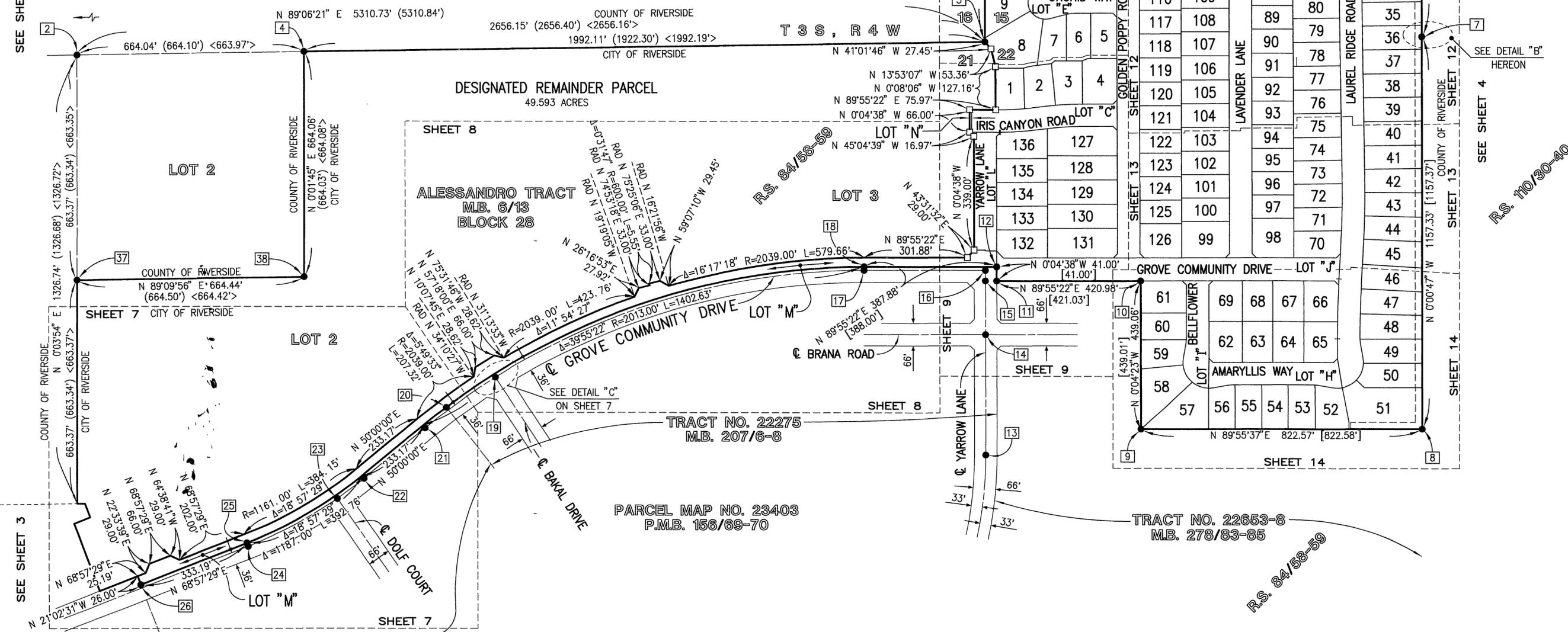
DECEMBER, 2002 MDS CONSULTING - IRVINE, CA



R.S. 45/10
R.S. 46/73

R.S. 110/30-40

SEE SHEET 3



SEE DETAIL "B" HEREON

SEE SHEET 4

R.S. 110/30-40

TRACT NO. 22275-1
M.B. 209/8-11

TRACT NO. 22275-3
M.B. 207/1-5

TRACT NO. 22275
M.B. 207/6-8

TRACT NO. 22653-8
M.B. 278/83-85

TRACT BOUNDARY & SHEET INDEX

SEE SHEET 5 FOR MONUMENT NOTES, SEE SHEETS 3 & 4 FOR CENTERLINE DATA ALONG ADJOINING STREETS

M.B. 343 / 39

M.B. 343 / 39

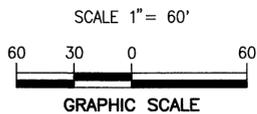
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 30717-1

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 19; A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2, 3 AND 4 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 19, 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
LOCATED IN SECTIONS 15, 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

DECEMBER, 2002 MDS CONSULTING - IRVINE, CA

ALESSANDRO TRACT
M.B. 6/13
BLOCK 28

LOT "H" - 1' BARRIER STRIP
TRACT NO. 22275, M.B. 207/6-8

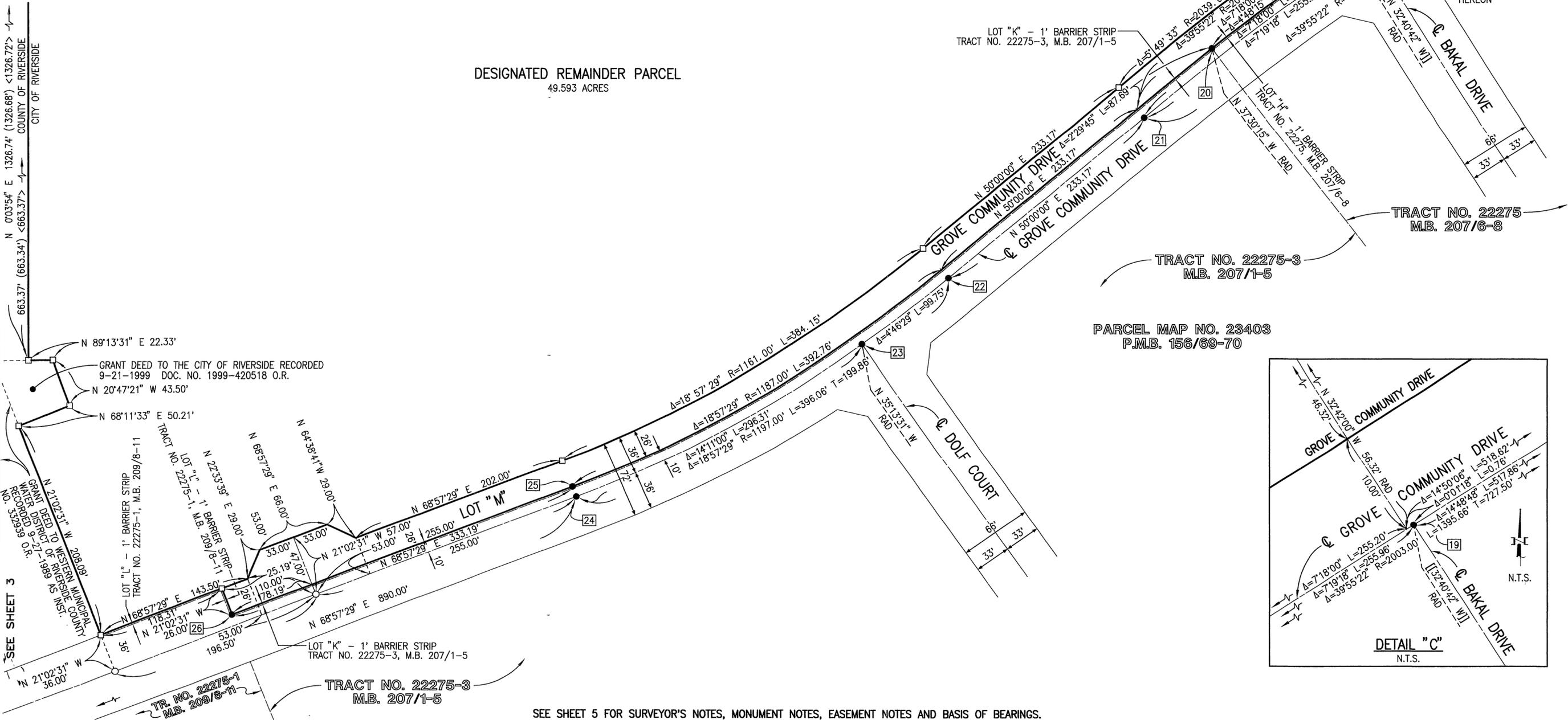


SEE SHEET 6

LOT 2

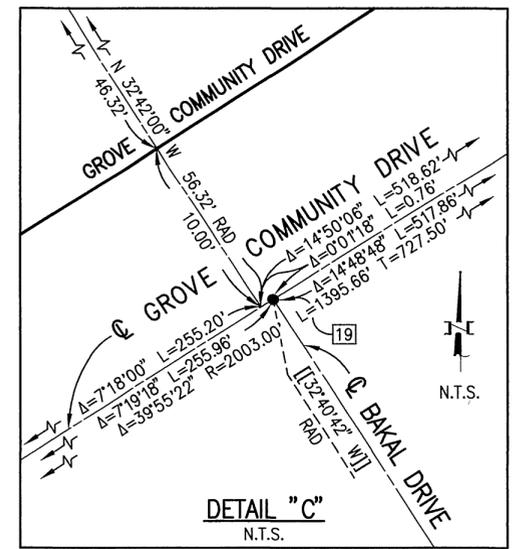
SEE SHEETS 3, 4 & 6

DESIGNATED REMAINDER PARCEL
49.593 ACRES



SEE SHEET 8

PARCEL MAP NO. 23403
P.M.B. 156/69-70



SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

M.B. 343/40

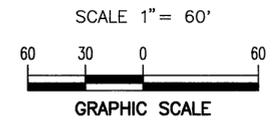
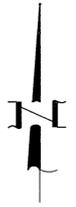
M.B. 343/40

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

TRACT NO. 30717-1

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DECEMBER, 2002 MDS CONSULTING - IRVINE, CA



SEE SHEET 6

R.S. 84/58-59

LOT 3

CURVE TABLE

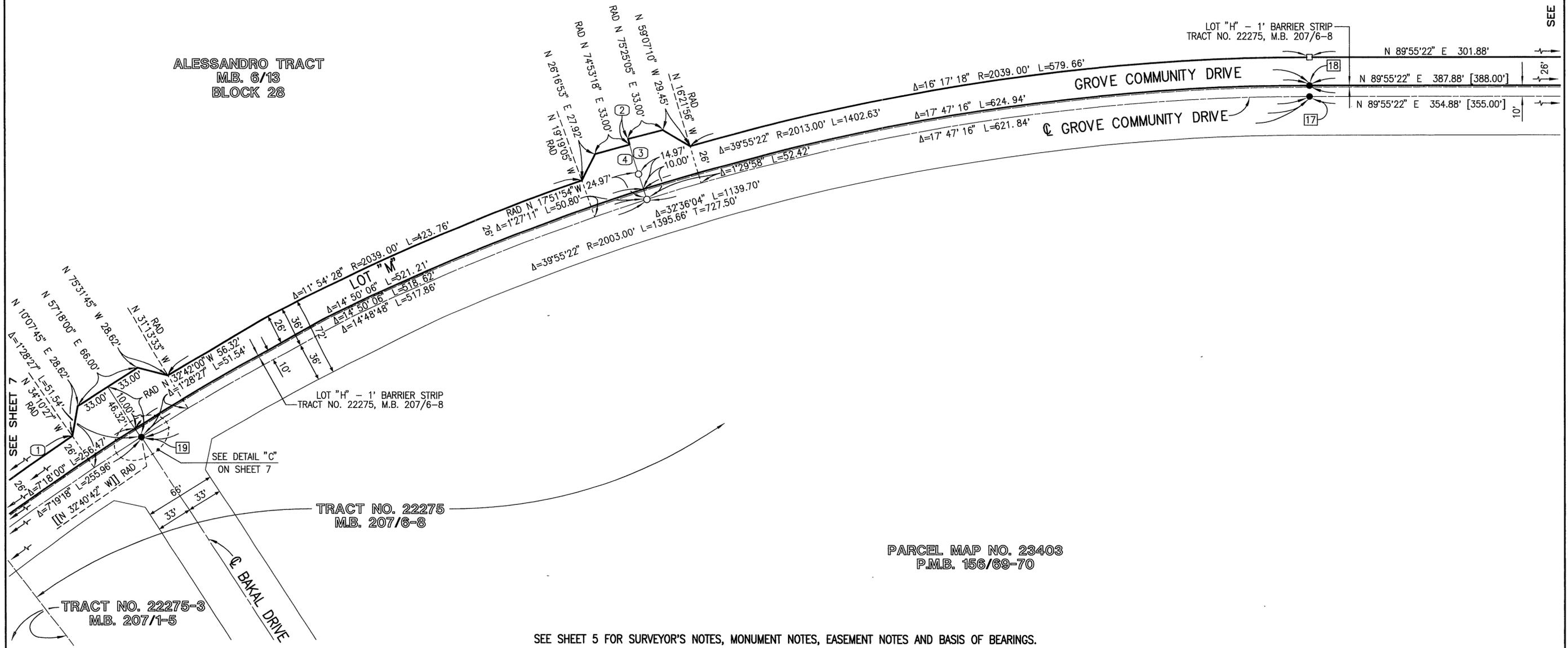
NO	DELTA	RADIUS	ARC LGT	TAN
1	5°49'33"	2039.00'	207.32'	103.75'
2	0°31'47"	600.00'	5.55'	2.77'
3	3°16'59"	600.00'	34.38'	17.19'
4	2°45'12"	600.00'	28.83'	14.42'

DESIGNATED REMAINDER PARCEL
49.593 ACRES

ALESSANDRO TRACT
M.B. 6/13
BLOCK 28

LOT "H" - 1' BARRIER STRIP
TRACT NO. 22275, M.B. 207/6-8

SEE SHEET 9



M.B. 343 / 41

M.B. 343 / 41

PARCEL MAP NO. 23403
P.M.B. 156/69-70

SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

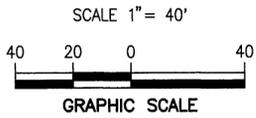
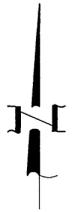
CITY

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

TRACT NO. 30717-1

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 19; A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2, 3 AND 4 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 19, 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 LOCATED IN SECTIONS 15, 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

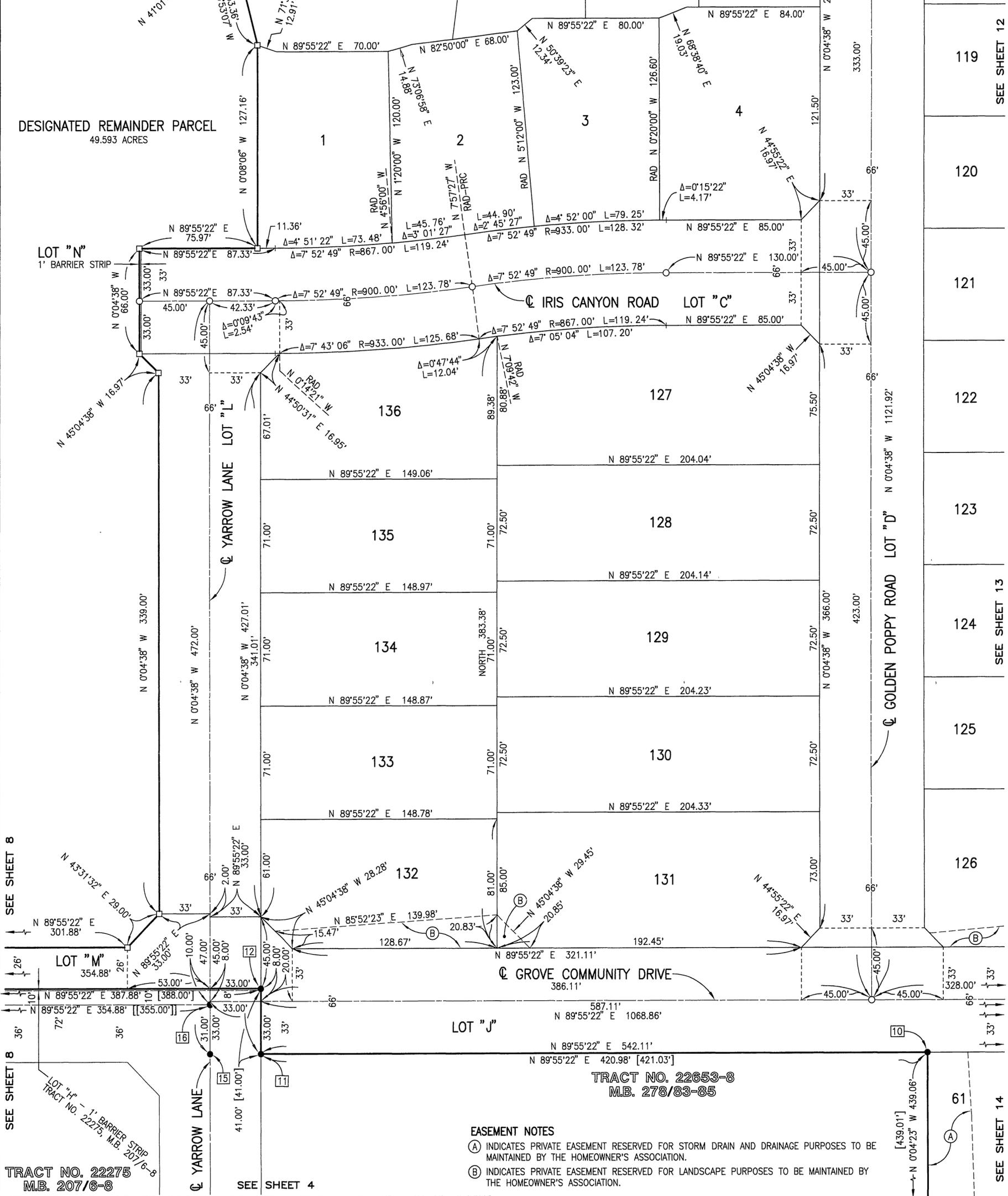
DECEMBER, 2002 MDS CONSULTING - IRVINE, CA



COUNTY OF RIVERSIDE
 T 3 S, R 4 W

1992.11' (1922.30') <1992.19'>
 2656.15' (2656.40') <2656.16'>
 N 89°06'21" E 5310.73' (5310.84')

CITY OF RIVERSIDE



EASEMENT NOTES

- (A) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (B) INDICATES PRIVATE EASEMENT RESERVED FOR LANDSCAPE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

TRACT NO. 22275
 M.B. 207/6-8

SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

TRACT NO. 30717-1

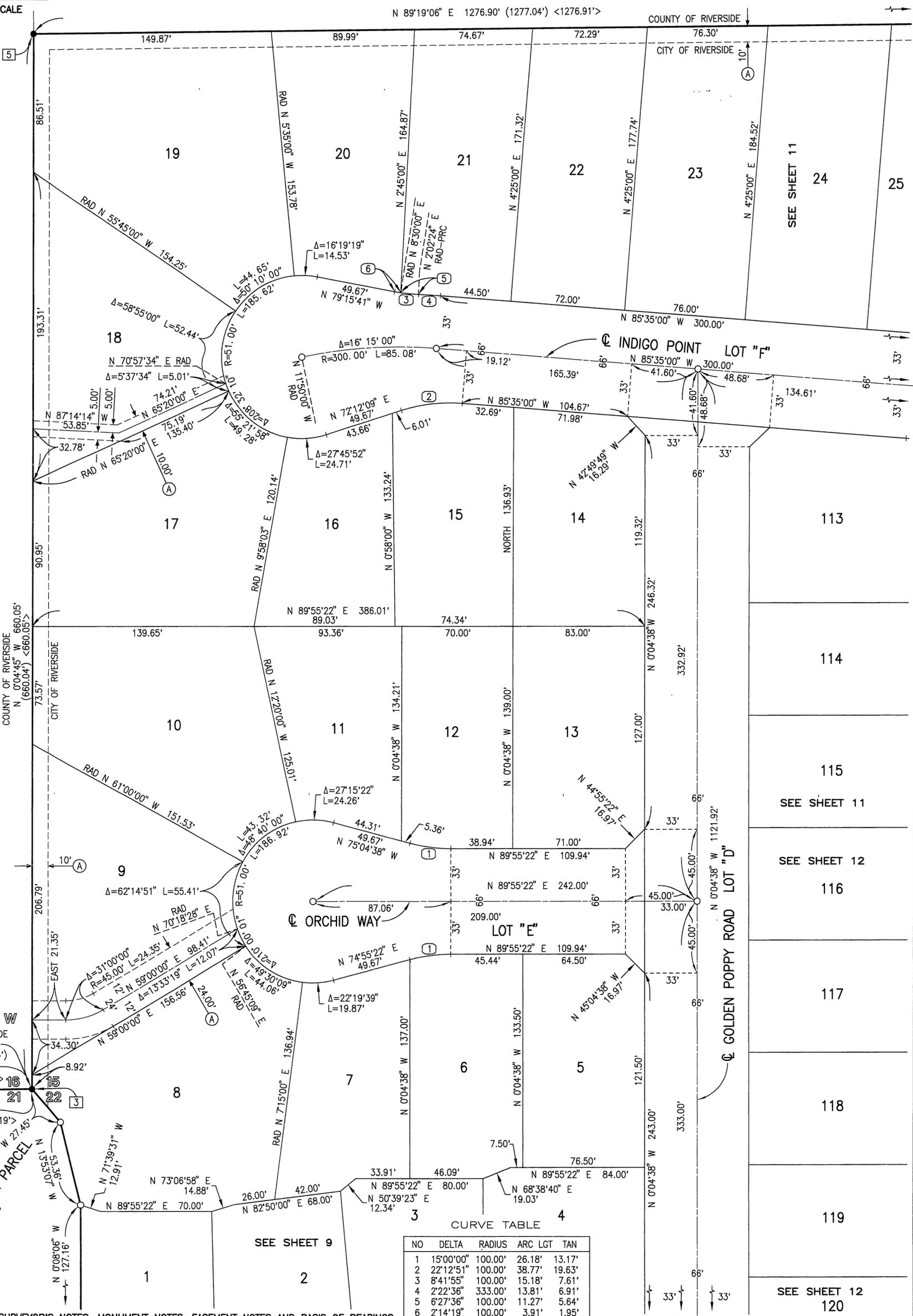
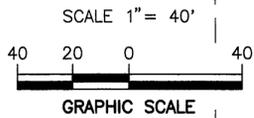
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DECEMBER, 2002 MDS CONSULTING - IRVINE, CA

ALESSANDRO TRACT
M.B. 6/13
BLOCK 19

EASEMENT NOTES

(A) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	15°00'00"	100.00'	26.18'	13.17'
2	22°12'51"	100.00'	38.77'	19.63'
3	8°41'55"	100.00'	15.18'	7.61'
4	2°22'36"	333.00'	13.81'	6.91'
5	6°27'36"	100.00'	11.27'	5.64'
6	2°14'19"	100.00'	3.91'	1.95'

SEE SHEETS 3 & 9
SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

SEE SHEET 12 120

TRACT NO. 30717-1

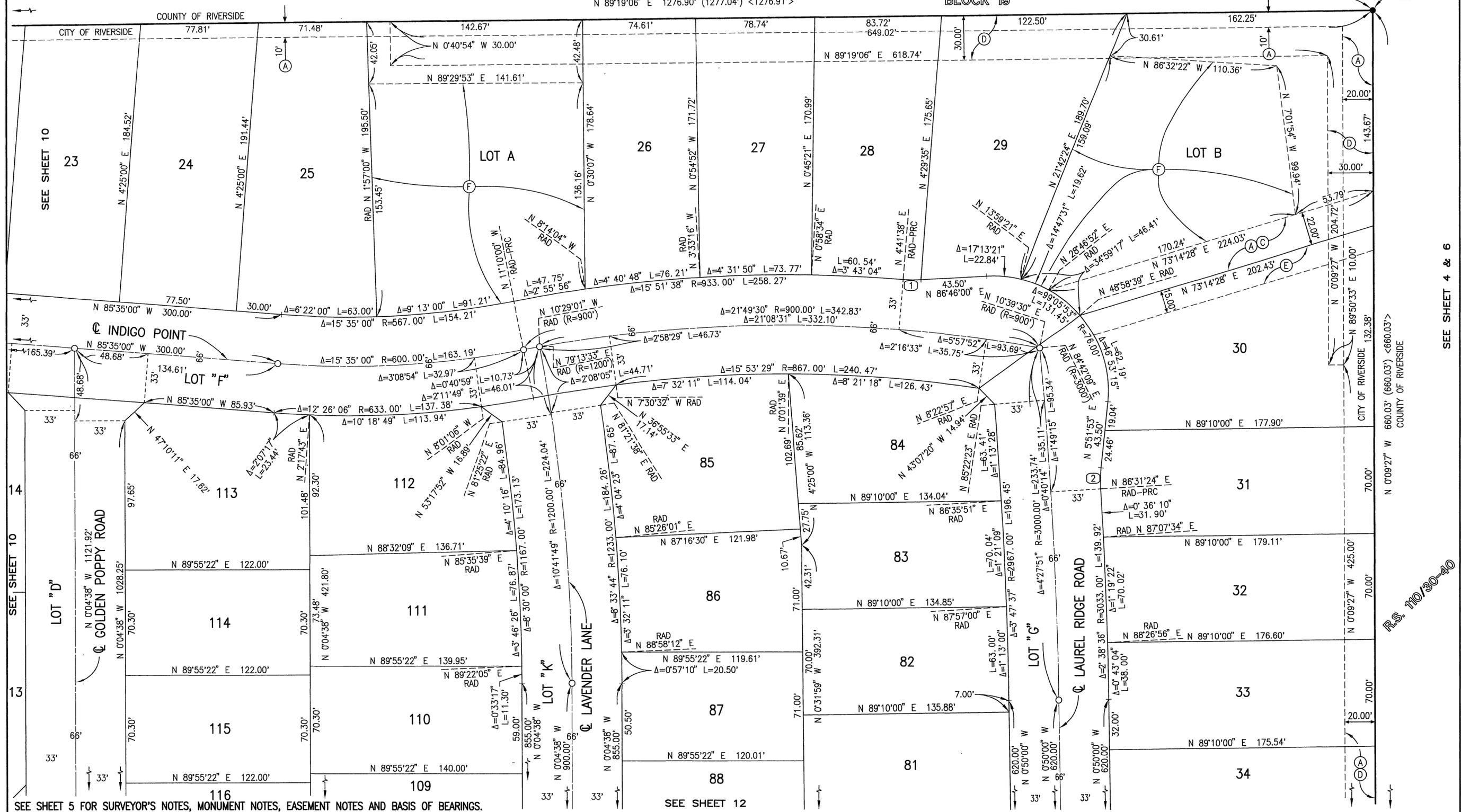
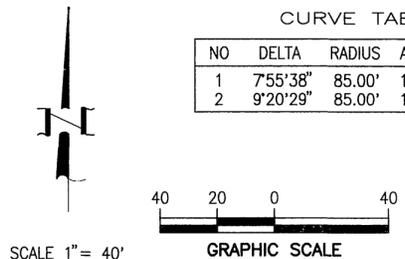
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DECEMBER, 2002 MDS CONSULTING - IRVINE, CA ALESSANDRO TRACT M.B. 6/13 BLOCK 19

- EASEMENT NOTES**
- (A) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - (C) INDICATES EASEMENT FOR SANITARY SEWER FACILITIES DEDICATED TO THE CITY OF RIVERSIDE.
 - (D) INDICATES EASEMENT FOR SEWER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 18, 1988 AS INSTRUMENT NO. 338602 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - (E) INDICATES EASEMENT RESERVED FOR WATER FACILITIES TO BE DEDICATED TO WESTERN MUNICIPAL WATER DISTRICT.
 - (F) INDICATES EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES DEDICATED TO THE CITY OF RIVERSIDE.

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	7°55'38"	85.00'	11.76'	5.89'
2	9°20'29"	85.00'	13.86'	6.94'



SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

SEE SHEET 12

SEE SHEET 4 & 6

M.B. 343 / 44

M.B. 343 / 44

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

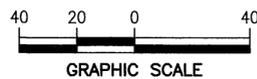
TRACT NO. 30717-1

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 19; A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2, 3 AND 4 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 19, 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTIONS 15, 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

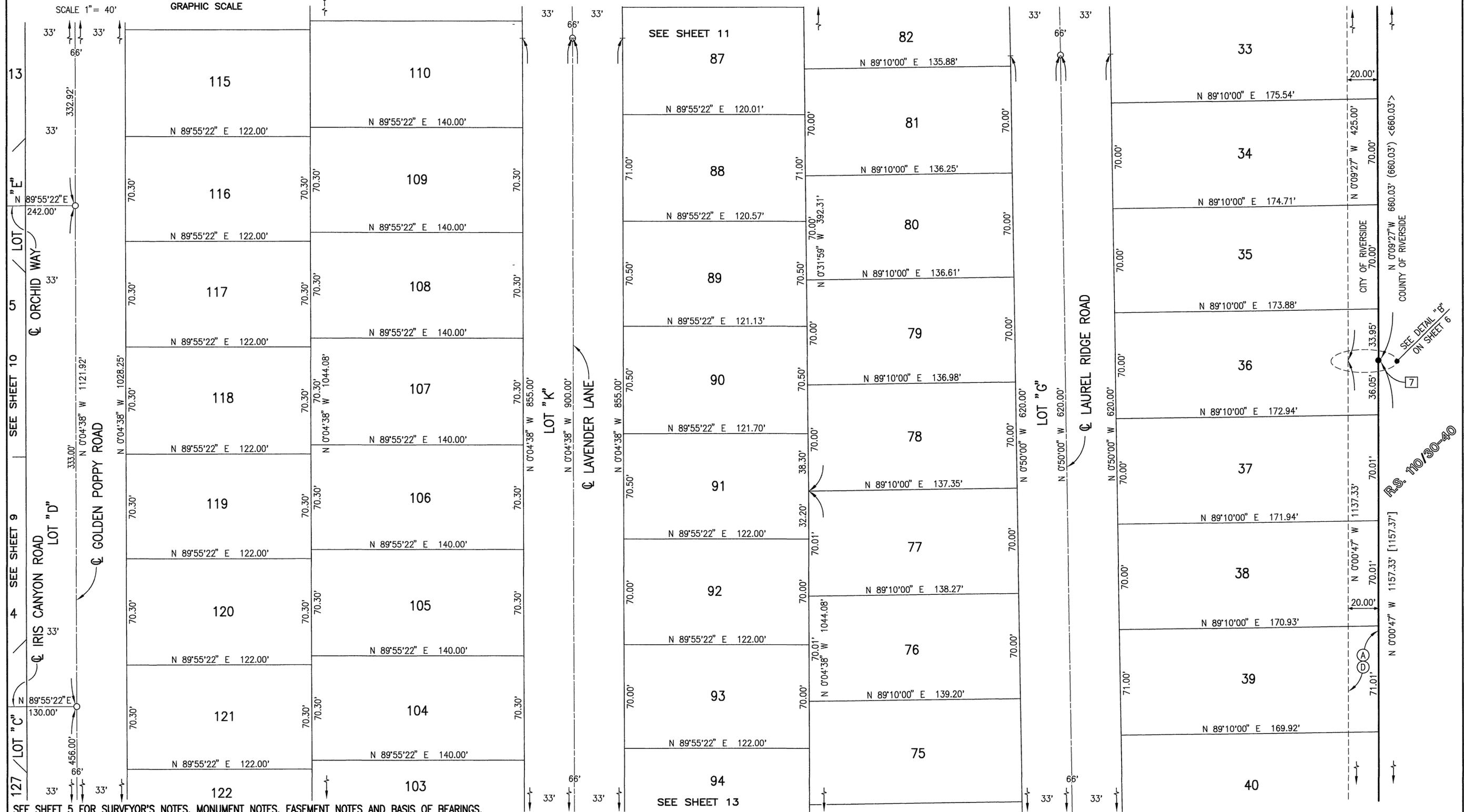
DECEMBER, 2002 MDS CONSULTING - IRVINE, CA

EASEMENT NOTES

- (A) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (D) INDICATES EASEMENT FOR SEWER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 18, 1988 AS INSTRUMENT NO. 338602 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



SCALE 1" = 40'



SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

SEE DETAIL "B" ON SHEET 6

RS 11030-40

M.B. 343 / 45

M.B. 343 / 45

TRACT NO. 30717-1

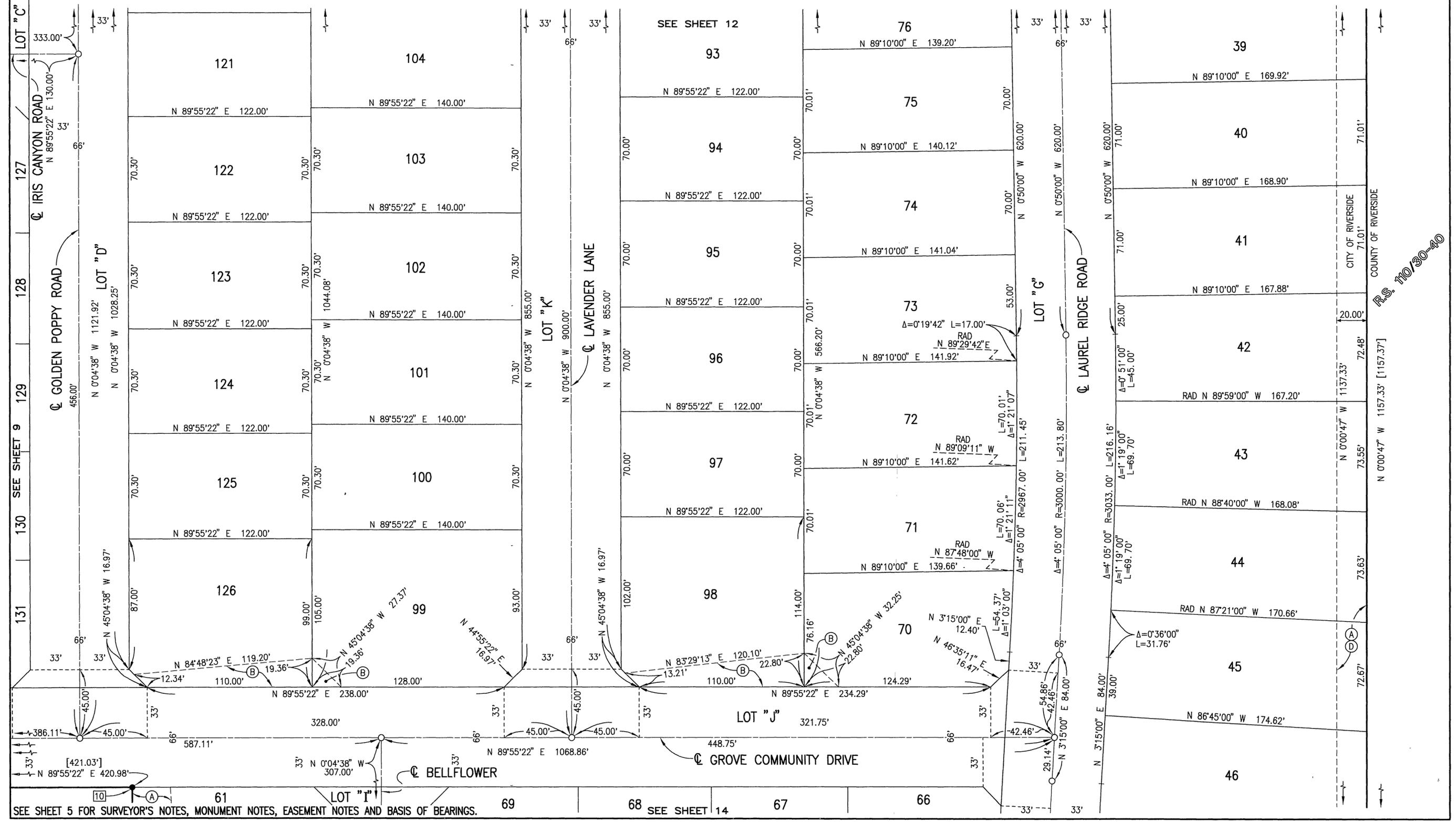
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 19; A PORTION OF LOT 2 IN BLOCK 29; AND PORTIONS OF LOTS 2, 3 AND 4 IN BLOCK 28, ALL OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF JOHN F. KENNEDY DRIVE (FORMERLY ESCHSCHOLTZIA AVENUE); AND BROWN STREET; IN SAID BLOCKS 19, 28 AND 29, ALL IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. LOCATED IN SECTIONS 15, 21 AND 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

DECEMBER, 2002 MDS CONSULTING - IRVINE, CA

EASEMENT NOTES

- (A) INDICATES PRIVATE EASEMENT RESERVED FOR STORM DRAIN AND DRAINAGE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (B) INDICATES PRIVATE EASEMENT RESERVED FOR LANDSCAPE PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- (D) INDICATES EASEMENT FOR SEWER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 18, 1988 AS INSTRUMENT NO. 338602 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SCALE 1" = 40'
GRAPHIC SCALE



SEE SHEET 5 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES AND BASIS OF BEARINGS.

SEE SHEET 14

M.B. 343 / 46

M.B. 343 / 46

R.S. 11030-40

