

392 / 43
219

TRACT NO. 31360

BEING A SUBDIVISION OF LOTS G, AND 71 THROUGH 74 (SHOWN AS NOT A PART) OF WOODCREST ACRES PER MAP FILED IN MAP BOOK 11, PAGE 62, RECORDS OF RIVERSIDE COUNTY, AND LOT "N" OF TRACT 31237, MB 389, PAGES 79 THROUGH 84, RECORDS OF RIVERSIDE CO., ALL LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30, T.3.S., R.4.W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004

RECORDER'S STATEMENT

FILED THIS 4th DAY OF November, 2005 AT 8:00 A.M. IN BOOK 392 OF MAPS AT PAGES 43-47 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. FEE \$15.00 NUMBER 0005-0920994

LARRY W. WARD
COUNTY ASSESSOR - CLERK-RECORDER

BY: [Signature]
Deputy

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS 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 "L", INCLUSIVE.

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

WE HEREBY RETAIN THE LANDSCAPE EASEMENTS INDICATED AS "HOA LANDSCAPE EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND BLOCK WALLS, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: [Signature]
David Hahn
PRINT NAME

Division President
TITLE

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 MISSION RANCH WEST PARTNERS, L.P. ON MAY 27, 2003. 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 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 OCTOBER 4, 2005

[Signature]
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES SEPT. 30, 2006



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 31360 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 7, 2003 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 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 HAVE 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 October 11, 2005

THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/06
CITY ENGINEER

BY: [Signature]

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF Riverside)

ON 10-5-05 BEFORE ME, Jennifer R. Milloy, Notary Public
PERSONALLY APPEARED David Hahn

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/ITS/THEIR AUTHORIZED CAPACITY (IES); AND THAT BY HIS/HER/ITS/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
[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
Jennifer R. Milloy
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY
MY COMMISSION EXPIRES 1-23-09
Commission # 1546934

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: October 5, 2005

[Signature]
JEFFREY D. SIMS R.C.E. 46212

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

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

DATED 10/11, 2005 PAUL C. SUNDEEN, CHIEF FINANCIAL OFFICER / TREASURER

BY: [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 THIS SUBDIVISION. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF SEWER CONSTRUCTION.

DATE: October 5, 2005

[Signature]
JEFFREY D. SIMS R.C.E. 46212

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 NO. 31360.

LOTS "A" THROUGH "L" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

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

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS, ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 25th DAY OF October, 2005.

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

BY: [Signature]

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.

DATED Oct 11, 2005

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/07
CITY SURVEYOR

BY: [Signature]

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 10/28, 2005

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

This Certification excludes any Supplemental Tax Assessment Not yet Extended.

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 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 , 2005

CASH TAX BOND

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY:
DEPUTY

BY:
DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY PACIFIC SOILS ENGINEERING, INC. ON JUNE 27, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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:

ONE HALF OF THE MINERAL RIGHTS IN THE PROPERTY, WITHOUT SURFACE RIGHTS, AS RESERVED IN DEED FROM MILTON E. HALLS AND LEATRICE A. HALLS, HUSBAND AND WIFE, JULIAN W. HALLS AND ERMA HALLS, HUSBAND AND WIFE, AND MILTON E. HALLS, AS TRUSTEE UNDER DECLARATION OF TRUST DATED JUNE 7, 1960, RECORDED APRIL 23, 1963 AS INSTRUMENT NUMBER 40692 OF OFFICIAL RECORDS.

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.

DATED October 27, 2005 DAVID H. WRIGHT, PUBLIC UTILITIES DIRECTOR

BY: [Signature]
mm
rark

392 / 44
CITY

MB. 392 / 44

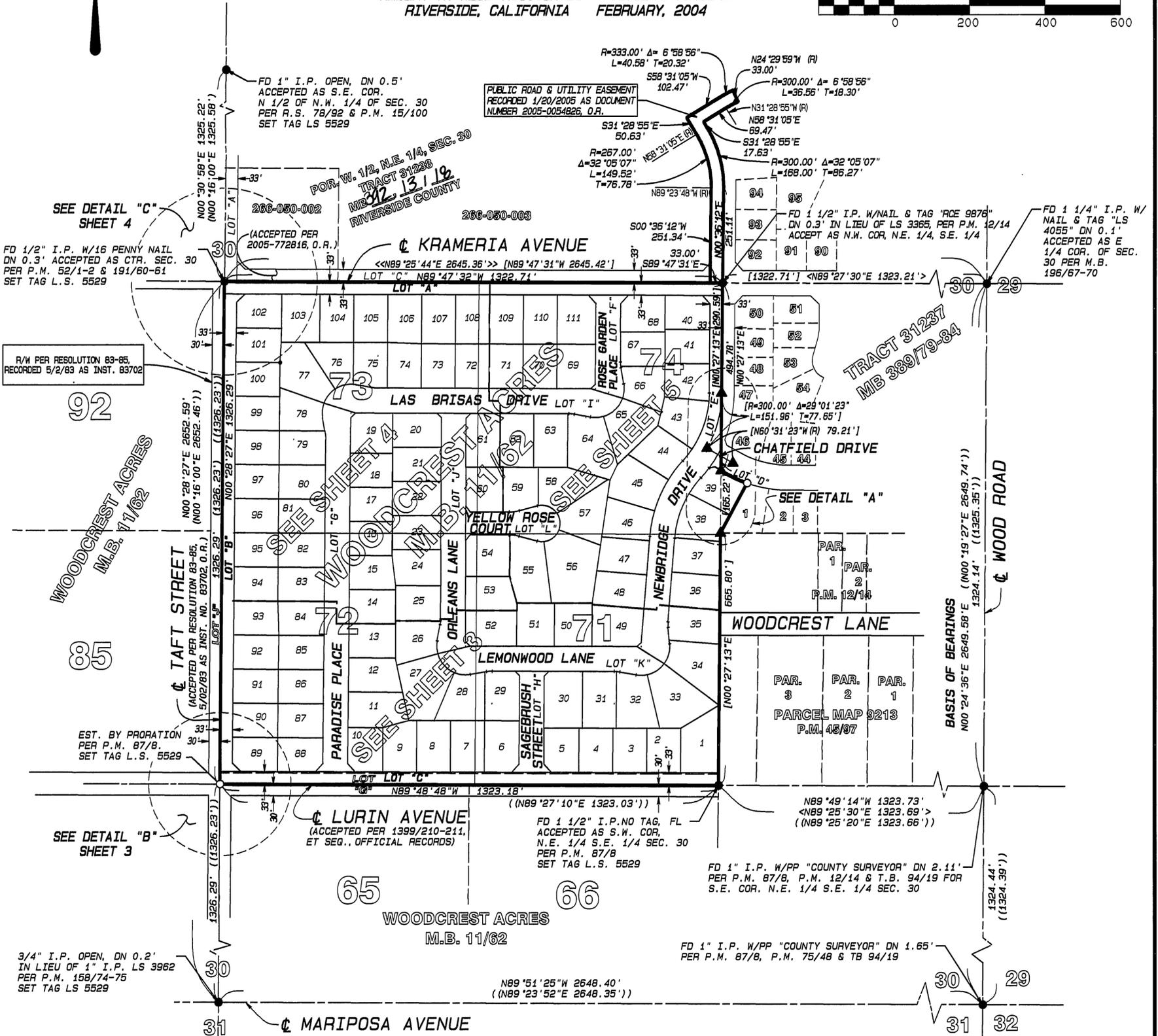
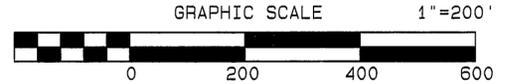
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 2 OF 5 SHEETS

TRACT NO. 31360

BEING A SUBDIVISION OF LOTS G, AND 71 THROUGH 74 (SHOWN AS NOT A PART) OF WOODCREST ACRES PER MAP FILED IN MAP BOOK 11, PAGE 62, RECORDS OF RIVERSIDE COUNTY, AND LOT "N" OF TRACT 31237, MB 389, PAGES 79 THROUGH 84, RECORDS OF RIVERSIDE CO., ALL LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30, T.3.S., R.4.W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004

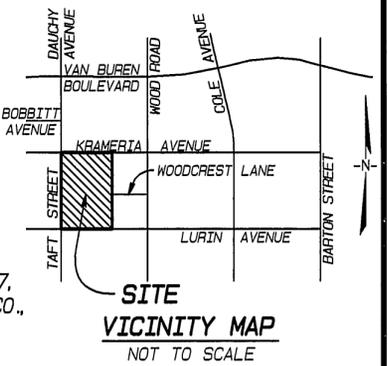


SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF WOOD ROAD TAKEN AS NORTH 00° 24' 36" EAST PER TRACT 31237 MB 389/79-84, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ▲ INDICATES FOUND 1" I.P. TAGGED LS 5529, FLUSH, PER TRACT 31237 MB 389/79-84.
4. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
5. △ INDICATES SET SPIKE & TAG, FLUSH, ON STREET CENTERLINES STAMPED LS 5529.
6. () INDICATES RECORD OR CALCULATED DATA PER P.M. 15/100, UNLESS OTHERWISE NOTED.
7. [] INDICATES RECORD OR MEASURED DATA PER TRACT 31237 M.B. 389/79-84.
8. <-> INDICATES RECORD DATA PER P.M. 12/14.
9. () INDICATES RECORD OR CALCULATED DATA PER P.M. 87/8.
10. <<->> INDICATES RECORD OR CALCULATED DATA PER P.M. 52/1-2.
11. THIS TRACT CONTAINS 39.36 ACRES.
12. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS, WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
13. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
14. "P.U.E." INDICATES PUBLIC UTILITY EASEMENT

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	267.00'	8° 30' 55"	39.68'	19.88'
C2	267.00'	4° 38' 41"	21.65'	10.83'
C3	267.00'	42° 13' 21"	196.76'	103.09'
C4	300.00'	13° 11' 57"	69.11'	34.71'
C5	300.00'	42° 13' 21"	221.08'	115.83'
C6	300.00'	7° 29' 41"	39.24'	19.65'
C7	333.00'	5° 42' 16"	33.15'	16.59'

DETAIL "A"
NOT TO SCALE



M.B. 392 / 44

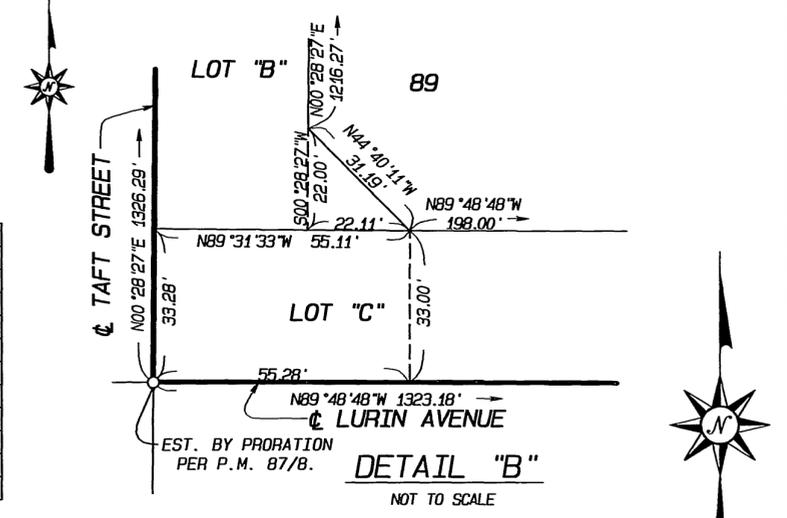
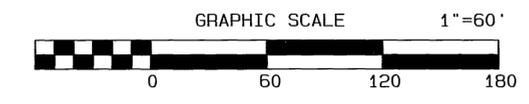
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 31360

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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004

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9. () INDICATES RECORD OR CALCULATED DATA PER P.M. 87/8.
10. << >> INDICATES RECORD OR CALCULATED DATA PER P.M. 52/1-2.
11. THIS TRACT CONTAINS 39.36 ACRES.
12. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS, WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
13. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
14. "P.U.E." INDICATES PUBLIC UTILITY EASEMENT



HOA EASEMENT DATA TABLE

LINE	BEARING	DISTANCE
L31	S13°19'28"E	40.40'
L32	N06°26'51"W	49.39'
L33	N03°06'33"W	73.60'
L34	N02°30'15"E	38.61'
L35	S53°16'14"E	8.93'
L36	N02°33'52"W	147.88'
L37	S85°22'49"E	15.45'
L38	N07°15'41"W	91.97'
L39	S85°22'49"E	25.56'
L40	S00°27'13"W	430.82'
L41	N89°48'48"W	9.22'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	85.00'	10°00'00"	14.84'	7.44'
C2	76.00'	25°39'23"	34.03'	17.31'
C3	85.00'	10°00'00"	14.84'	7.44'
C4	85.00'	4°16'36"	6.34'	3.17'
C5	85.00'	5°43'24"	8.49'	4.25'
C6	85.00'	10°00'00"	14.84'	7.44'
C7	76.00'	23°15'50"	30.86'	15.64'
C8	76.00'	40°12'53"	53.34'	27.82'
C9	76.00'	42°06'35"	55.86'	29.26'
C10	85.00'	10°00'00"	14.84'	7.44'
C11	85.00'	6°37'40"	9.83'	4.92'
C12	85.00'	3°22'20"	5.00'	2.50'

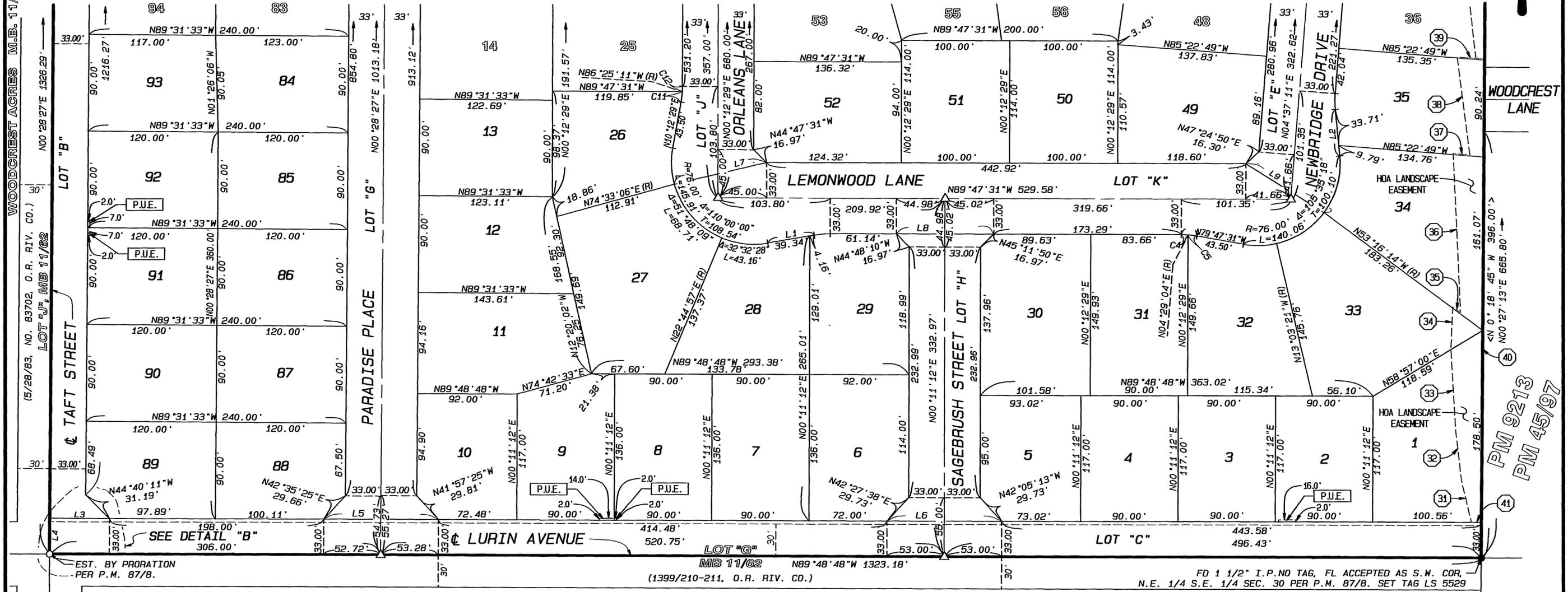
LINE	BEARING	DISTANCE
L1	N80°12'29"E	43.50'
L2	N05°22'49"W	43.50'
L3	N89°31'33"W	55.11'
L4	N00°28'27"E	33.28'
L5	N89°48'48"W	106.00'
L6	N89°48'48"W	106.00'
L7	N76°40'12"E	87.61'
L8	N89°47'31"W	90.00'
L9	N57°43'19"W	85.19'

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5

SEE SHEET 5



M.B. 392 / 45

M.B. 392 / 45

WOODCREST ACRES, MB 11/62

MB 11/62 (1399/210-211, O.R. RIV. CO.)

FD 1 1/2" I.P. NO TAG, FL ACCEPTED AS S.W. COR. N.E. 1/4 S.E. 1/4 SEC. 30 PER P.M. 87/8. SET TAG LS 5529

392/46

M.B. 392/46

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 4 OF 5 SHEETS

TRACT NO. 31360

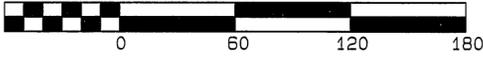
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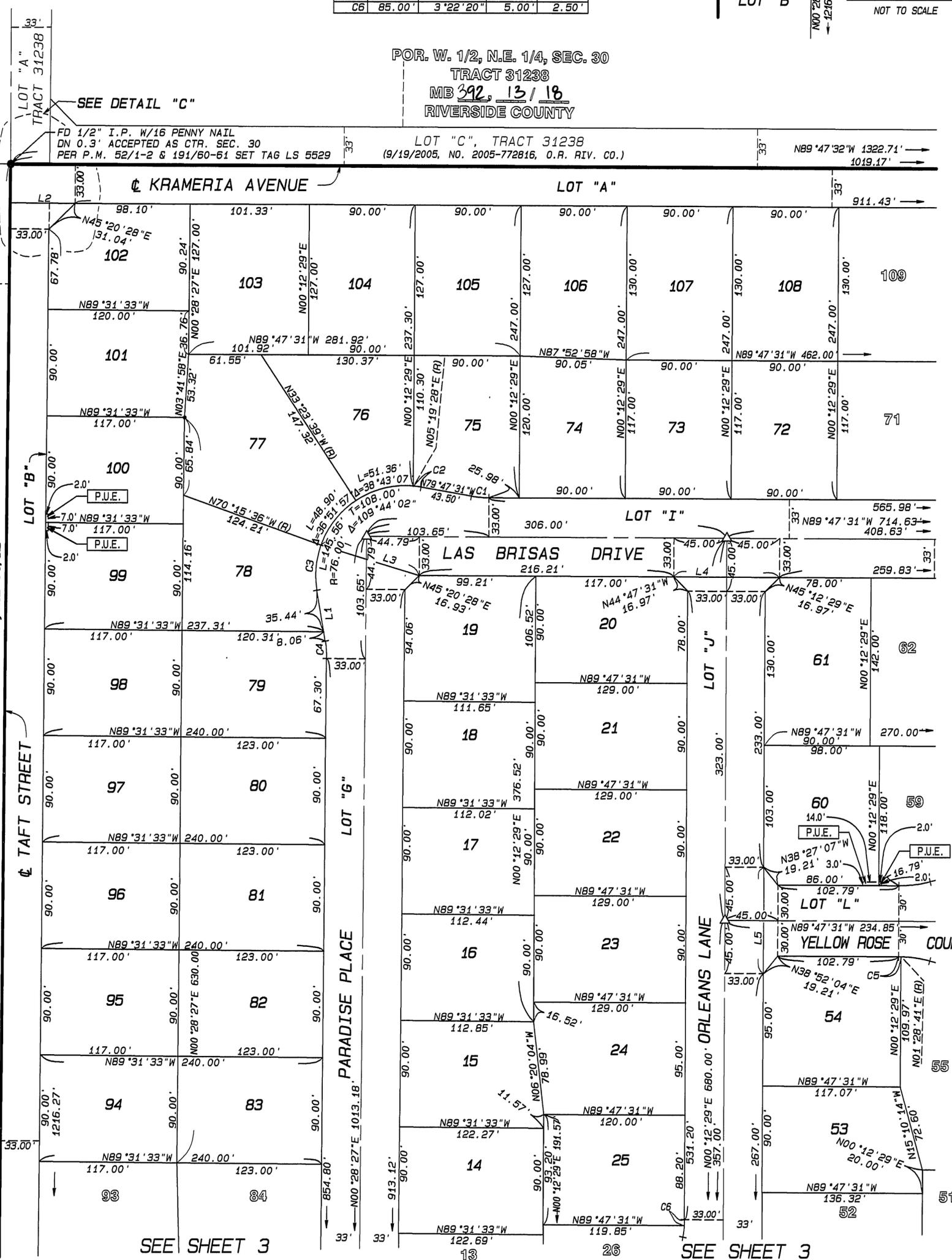
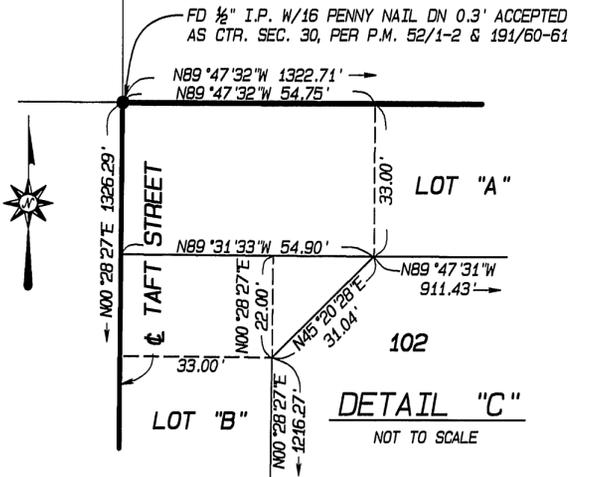
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004

GRAPHIC SCALE 1"=60'



LINE	BEARING	DISTANCE
L1	N09°31'33"W	43.50'
L2	N89°31'33"W	54.90'
L3	N72°52'49"W	87.35'
L4	N89°47'31"W	90.00'
L5	N00°12'29"E	90.00'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	85.00'	10°00'00"	14.84'	7.44'
C2	76.00'	4°53'01"	6.48'	3.24'
C3	76.00'	29°15'57"	38.82'	19.84'
C4	85.00'	10°00'00"	14.84'	7.44'
C5	103.00'	1°16'12"	2.28'	1.14'
C6	85.00'	3°22'20"	5.00'	2.50'



SEE SHEET 5

SEE SHEET 3

SEE SHEET 3

WOODCREST ACRES M.B. 11/62

M.B. 392/46

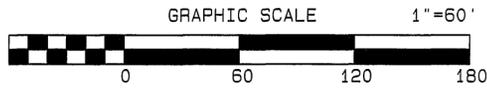
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA FEBRUARY, 2004

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF WOOD ROAD TAKEN AS NORTH 00° 24' 36" EAST PER TRACT 31237 MB 389/79-84, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ▲ INDICATES FOUND 1" I.P. TAGGED LS 5529, FLUSH, PER TRACT 31237 MB 389/79-84.
4. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
5. △ INDICATES SET SPIKE & TAG, FLUSH, ON STREET CENTERLINES STAMPED LS 5529.
6. () INDICATES RECORD OR CALCULATED DATA PER P.M. 15/100, UNLESS OTHERWISE NOTED.
7. [] INDICATES RECORD OR MEASURED DATA PER TRACT 31237 M.B. 389/79-84.
8. < - > INDICATES RECORD DATA PER P.M. 12/14.
9. () INDICATES RECORD OR CALCULATED DATA PER P.M. 87/8.
10. < < - > > INDICATES RECORD OR CALCULATED DATA PER P.M. 52/1-2.
11. THIS TRACT CONTAINS 39.36 ACRES.
12. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
13. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
14. "P.U.E." INDICATES PUBLIC UTILITY EASEMENT



CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	85.00'	7°40'05"	11.38'	5.70'
C2	85.00'	2°19'55"	3.46'	1.73'
C3	85.00'	10°00'00"	14.84'	7.44'
C4	85.00'	10°00'00"	14.84'	7.44'
C5	103.00'	1°16'12"	2.28'	1.14'
C6	103.00'	13°43'48"	24.68'	12.40'
C7	103.00'	15°00'00"	26.96'	13.56'
C8	103.00'	15°00'00"	26.96'	13.56'
C9	48.00'	22°16'57"	18.67'	9.45'
C10	48.00'	3°09'57"	2.65'	1.33'
C11	333.00'	5°42'16"	33.15'	16.59'
C12	267.00'	8°30'55"	39.68'	19.88'
C13	267.00'	4°38'41"	21.65'	10.83'
C14	267.00'	42°13'21"	196.76'	103.09'
C15	300.00'	7°29'41"	39.24'	19.65'
C16	300.00'	13°11'57"	69.11'	34.71'
C17	300.00'	42°13'21"	221.08'	115.83'
C18	333.00'	10°09'42"	59.06'	29.61'
C19	300.00'	10°09'42"	53.21'	26.67'
C20	267.00'	0°18'20"	1.42'	0.71'
C21	330.00'	10°47'40"	62.74'	31.46'

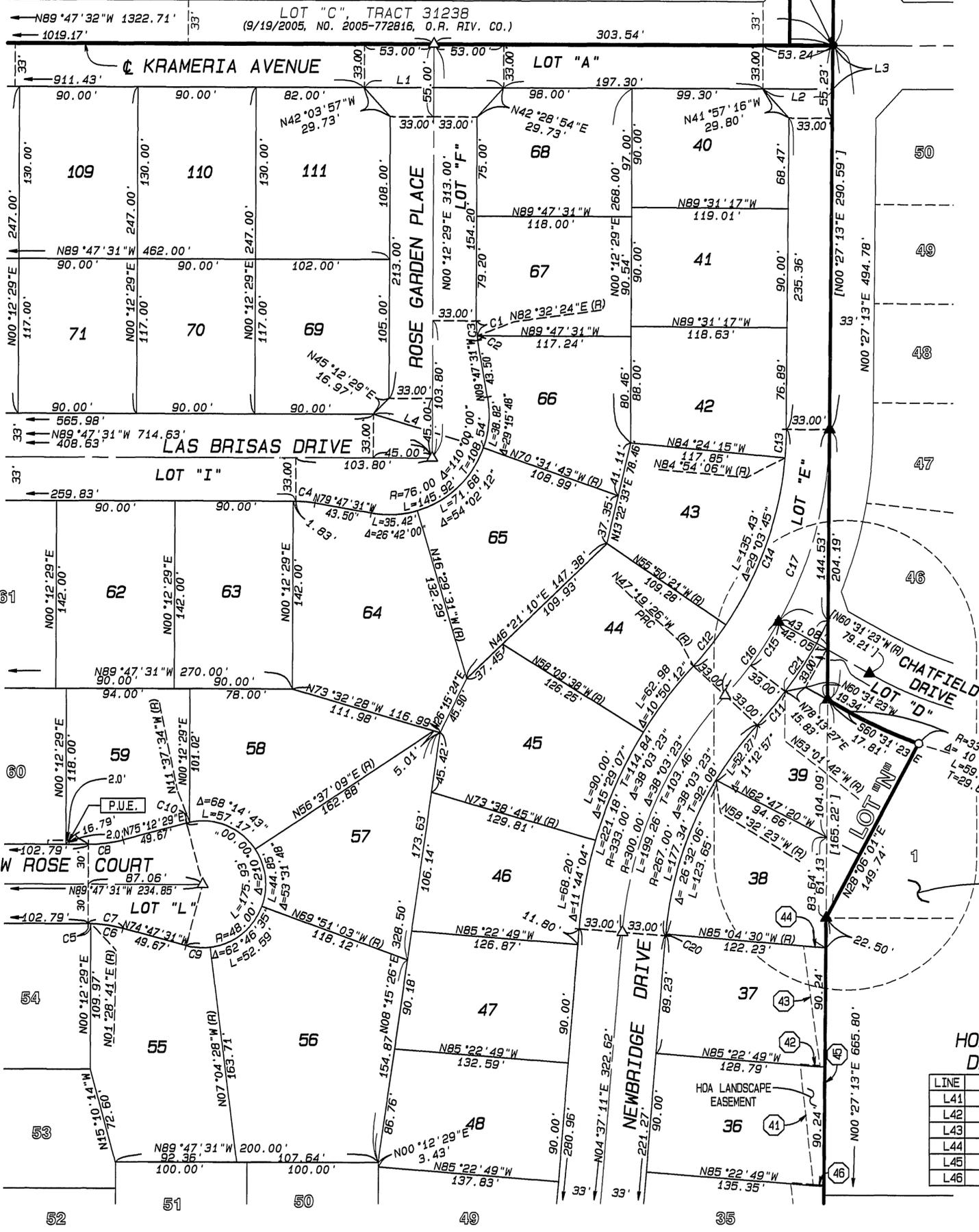
LINE	BEARING	DISTANCE
L1	N89°47'31"W	106.00'
L2	N89°32'47"W	53.09'
L3	N00°27'43"E	33.23'
L4	N73°07'28"W	87.42'

POR. W. 1/2, N.E. 1/4, SEC. 30

TRACT 31238
MB 392 13 / 18
RIVERSIDE COUNTY

PUBLIC ROAD & UTILITY EASEMENT
RECORDED 1/20/2005 AS DOCUMENT
NUMBER 2005-0054826, O.R.

FD 1 1/2" I.P. W/NAIL & TAG "RCE 9876"
ON 0.3' IN LIEU OF LS 3365, PER P.M. 12/14
ACCEPT AS N.W. COR, N.E. 1/4, S.E. 1/4



TRACT 31237, MB 389 / 79-84 RIV. CO.

SEE SHEET 4

SEE SHEET 4

SEE DETAIL "A" SHEET 2

SEE SHEET 3

HOA EASEMENT DATA TABLE

LINE	BEARING	DISTANCE
L41	N06°14'22"W	91.64'
L42	S85°22'49"E	15.11'
L43	N07°50'48"W	91.24'
L44	S85°04'30"E	17.09'
L45	S00°27'13"W	179.47'
L46	N85°22'49"W	8.28'