

408/59

M.B. 408/59

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 8

TRACT NO. 32293

BEING A SUBDIVISION OF A PORTION OF LOTS 20, 21, & 22 OF ALAMO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 5 OF MAPS AND A PORTION OF LOT N RIVERA TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 4; IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA. (LOCATED IN SECTION 14, TOWNSHIP 2 SOUTH RANGE 5 WEST, SAN BERNARDINO MERIDIAN)

THE PRIZM GROUP CORONA, CA JUNE 2005

RECORDER'S STATEMENT
 FILED THIS 10th DAY OF August 2006 AT 8^{AM}
 IN BOOK 408 OF MAPS AT 59-66
 PAGES 59-66
 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE
 FEE: \$ 21.-
 NO: 2006-0590715
 LARRY W. WARD, COUNTY ASSESSOR, CLERK AND 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 RESERVE TO OURSELVES, SUCCESSORS, ASSIGNEES AND ALL LOT OWNERS WITHIN THIS SUBDIVISION FOR PRIVATE STREET PURPOSES, LOTS "C" THROUGH "N".

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS, ASSIGNEES AND ALL LOT OWNERS WITHIN THIS SUBDIVISION, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT AND EARTH FILL OR DEPOSIT, LOTS "O", "Q" AND "S", AS OPEN SPACE EASEMENTS. SUCH OPEN EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR PUBLIC MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE LOT "P". SAID EASEMENT SHALL BE MAINTAINED IN ITS IMPROVED CONDITION BY OURSELVES, SUCCESSORS, HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL AND DEPOSITS.

WE FURTHER DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS A, B, W, R AND T.

WE RESERVE TO OURSELVES, SUCCESSORS, ASSIGNEES AND ALL LOT OWNERS WITHIN THIS SUBDIVISION FOR PRIVATE STORM DRAIN PURPOSES, THOSE EASEMENTS DESIGNATED AS "PRIVATE STORM DRAIN EASEMENT".

WE FURTHER DEDICATE TO THE CITY OF RIVERSIDE, AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, WATER FACILITIES AND SANITARY SEWER FACILITIES, THE EASEMENTS DESIGNATED AS "3' AND 4' P.U.E." AS SHOWN HEREON.

WE FURTHER DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR EMERGENCY INGRESS/EGRESS, TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION, SANITARY SEWER AND DOMESTIC WATER FACILITIES, LOTS C THROUGH N, INCLUSIVE.

WE HEREBY RESERVE AS AN EASEMENT FOR "SIDEYARD" PURPOSES FOR THE USE AND BENEFIT OF THOSE LOTS AS INDICATED HEREON THE EASEMENTS DESIGNATED AS A(Lot No.)

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR PUBLIC LANDSCAPE PURPOSES LOTS "U", "V", "X" AND "Y". SAID EASEMENT(S) SHALL BE MAINTAINED IN THEIR IMPROVED CONDITION BY OURSELVES, SUCCESSORS, HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY MAINTENANCE RESPONSIBILITIES THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL AND DEPOSITS.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO STRONG ST. FROM LOTS 26, 27, 50, 51, 52, 53, 54, 55, 84. RELINQUISHMENT OF ACCESS RIGHTS TO FEDERAL DRIVE FROM LOTS "S" AND 19 AND TO NICK STREET FROM LOTS "Q", 22 & 23.

WE HEREBY REQUEST THE FOLLOWING EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(G) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT FOR PIPELINES, WELLS, OR DRAINS AND INCIDENTAL PURPOSES GRANTED TO THE RIVERSIDE LAND AND IRRIGATION COMPANY PER DOCUMENT RECORDED DECEMBER 1, 1914 IN BOOK 408, PAGE 110 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RICHMOND AMERICAN HOMES OF CALIFORNIA, INC. A COLORADO CORPORATION

SIGNATURE: [Signature]
 PRINTED NAME: Jon MYHRE
 TITLE: Division President

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOILS SOUTHWEST, INC. DATED MARCH 22, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

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

DATE: 7-26-06
 DAVID H. WRIGHT
 PUBLIC UTILITIES GENERAL MANAGER
 BY: [Signature]
 MM JCB

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 FIDELITY FAMILY HOLDINGS, LP. IN MARCH 2004. 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.

[Signature]
 VINCENT G. KLEPPE
 LS 7181
 LICENSE EXP. 12/31/07



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 APPEARS ON THE TENTATIVE MAP OF TRACT 32293 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEBRUARY 17, 2005 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF 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 THE 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.

DATE: 7/26/06
 THOMAS J. BOYD
 RCE 36170 LIC. EXP. 6/30/08
 CITY ENGINEER
 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.

DATE: 7/26/06
 MARK S. BROWN
 L.S. 5655 LIC. EXP. 9/30/07
 CITY SURVEYOR
 BY: [Signature]



CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 8 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 32293. LOTS A, B, W, R AND T ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

AND "4' P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, WATER FACILITIES AND SANITARY SEWER FACILITIES.

LOTS C THROUGH N, INCLUSIVE, ARE ACCEPTED AS EASEMENTS FOR EMERGENCY INGRESS/EGRESS, TRASH REMOVAL AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION, SANITARY SEWER AND DOMESTIC WATER FACILITIES.

LOTS "U", "V", "X" AND "Y" ARE HEREBY ACCEPTED AS EASEMENTS FOR PUBLIC LANDSCAPE PURPOSES.

LOT P IS HEREBY ACCEPTED AS AN EASEMENT FOR A PUBLIC MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS AND PEDESTRIAN RIGHTS TO STRONG STREET FROM LOTS 26, 27, 50, 51, 52, 53, 54, 55, 84 AND TO FEDERAL DRIVE FROM LOTS "S" & 19 AND TO NICK STREET FROM LOTS "Q", 22 & 23 IS HEREBY ACCEPTED.

THE FOLLOWING ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(C) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT FOR PIPELINES, WELLS, OR DRAINS AND INCIDENTAL PURPOSES GRANTED TO THE RIVERSIDE LAND AND IRRIGATION COMPANY PER DOCUMENT RECORDED DECEMBER 1, 1914 IN BOOK 408, PAGE 110 OF DEEDS, 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 25th DAY OF July, 2006.

COLLEEN J. NICOL
 CITY CLERK OF THE CITY OF RIVERSIDE
 BY: [Signature]

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CITY

M.B. 408/60

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHEET 2 OF 8

TRACT NO. 32293

BEING A SUBDIVISION OF A PORTION OF LOTS 20, 21, & 22 OF ALAMO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 5 OF MAPS AND A PORTION OF LOT N RIVERA TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 4, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA. (LOCATED IN SECTION 14, TOWNSHIP 2 SOUTH RANGE 5 WEST, SAN BERNARDINO MERIDIAN)

THE PRIZM GROUP CORONA, CA

JUNE 2005

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.

DATE: 7/13/06

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/ TREASURER

BY: Bret Mann

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 43,000.00 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 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.

DATE: July 13 2006

NANCY ROMERO,
CLERK OF THE BOARD OF SUPERVISORS

BY: Christine

CASH TAX BOND

DATE: _____

PAUL McDONNELL,
COUNTY TAX COLLECTOR

BY: _____

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 \$ 43,000.00

DATE: July 13, 2006

PAUL McDONNELL,
COUNTY TAX COLLECTOR

BY: Donald Jackson

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }

ON JULY 13, 2006,

BEFORE ME, TIMOTHY SCANLAN, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED, JON MYHRE

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 ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND,

SIGNATURE: [Signature]
PRINT NAME: TIMOTHY SCANLAN
NOTARY PUBLIC

MY COMMISSION AND EXPIRATION DATE: #1666966 exp. 5/15/2010
MY PRINCIPAL PLACE OF BUSINESS: RIVERSIDE COUNTY

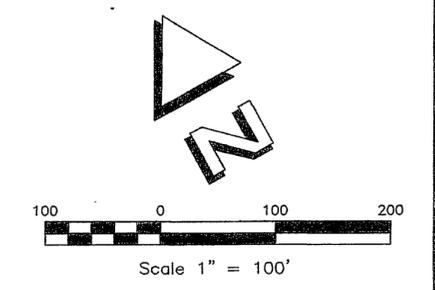
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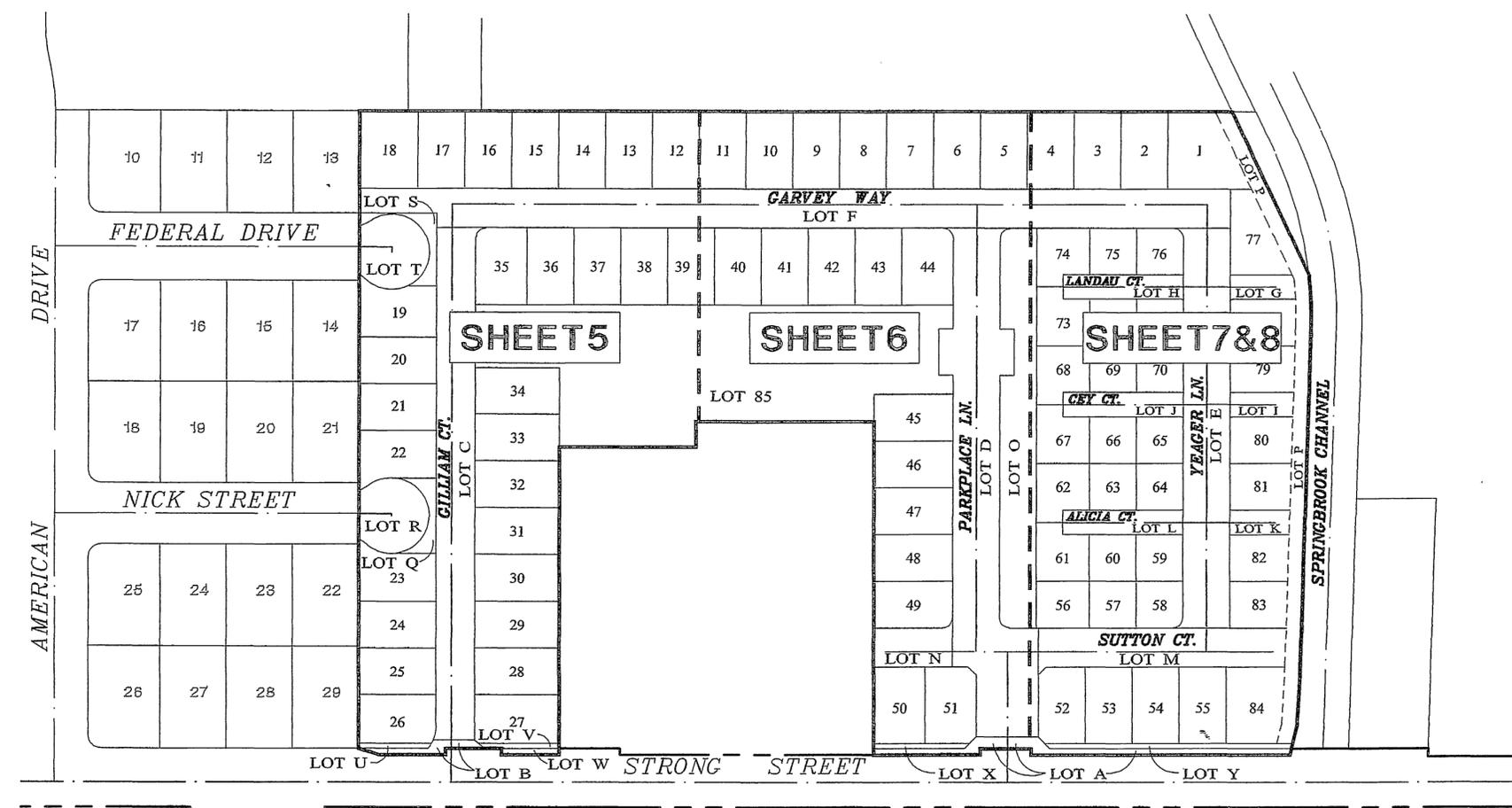
THE PRIZM GROUP CORONA, CA JUNE 2005

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M.B. 408/61

408/62

CITY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 32293

BEING A SUBDIVISION OF A PORTION OF LOTS 20, 21, & 22 OF ALAMO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 5 OF MAPS AND A PORTION OF LOT N RIVERA TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 4; IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA. (LOCATED IN SECTION 14, TOWNSHIP 2 SOUTH RANGE 5 WEST, SAN BERNARDINO MERIDIAN)

THE PRIZM GROUP CORONA, CA JUNE 2005

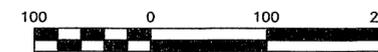
PROCEDURE OF SURVEY

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF STRONG STREET AS SHOWN ON TRACT NO. 4503, BOOK 73, PAGE 43-44 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY. SAID LINE BEARS N 60°57'00" W.

LEGEND

- SFN ----- SEARCHED FOUND NOTHING
- M ----- MEASURED DATA
- R1,2,...----- RECORD DATA
- FD ----- FOUND
- CL ----- CENTER LINE
- DN ----- DOWN
- FL ----- FLUSH



Scale 1" = 100'



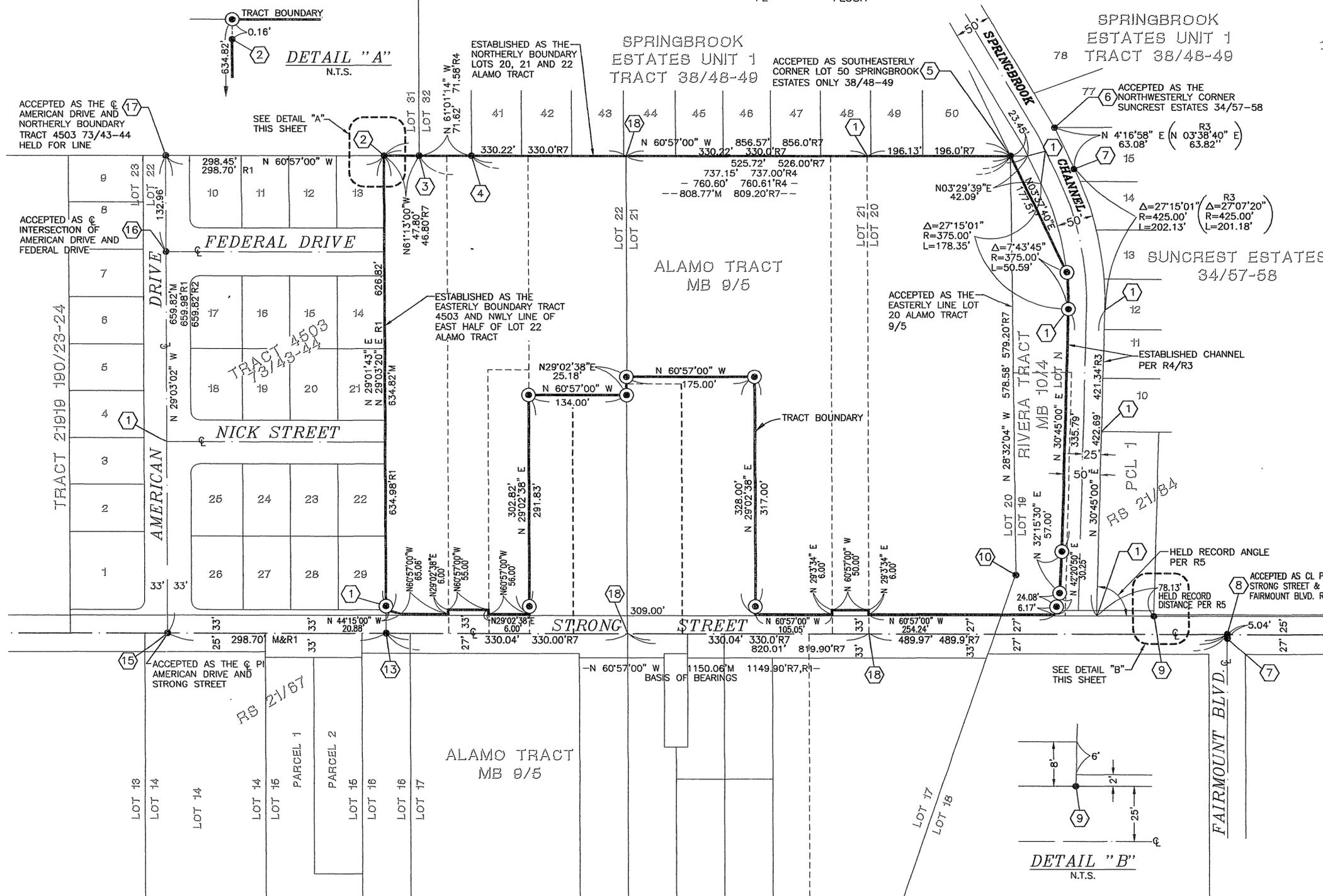
MONUMENT DESCRIPTIONS

- 1 SEARCHED FD NOTHING.
- 2 FD 3/4" I.P. DN 0.75', RCE 10915 PER R1.
- 3 FD 3/4" I.P. DN 0.75', RCE 862 PER R4.
- 4 FD 1" I.P. DN 0.4', RCE 9876 IN LIEU OF RCE 1126 PER R4.
- 5 FD 3/4" I.P. DN 2.0', TAG ILLEGIBLE PER R4.
- 6 FD 3/4" I.P. DN 1.0', TAG ILLEGIBLE PER R3.
- 7 FD CONCRETE NAIL, NO REF.
- 8 FD CAPPED MON. 1-3/4" I.P. CITY OF RIVERSIDE PER R1,R3,R5.
- 9 FD 3/4" I.P., TAG ILLEGIBLE PER R5.
- 10 FD 3/4" I.P., RCE 862 PER R7.
- 11 FD 3/4" I.P., RCE 862 PER R7.
- 12 FD 3/4" I.P. DN 1.0', RCE 862 PER R7.
- 13 FD 3/4" I.P. DN 0.2', NO TAG PER R1. SET TAG.
- 15 FD 1.0" I.P. DN 0.3', LS 4055 IN LIEU OF RCE 19640 PER R2.
- 16 FD CONCRETE NAIL, NO TAG, NO REF.
- 17 FD 1" I.P., LS 3712 PER R2
- 18 SEARCHED FD NOTHING, ESTABLISHED BY SINGLE PROPORTION.

SURVEYORS NOTES:

SET 1" IRON PIPE TAGGED L.S. 7181 FLUSH AT ALL LOT CORNERS EXCEPT AT STREET FRONTAGE, SET LEAD AND TAG L.S. 7181 ON TOP OF CURB AT PRODUCTION OF PROPERTY LINE

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET SPIKE AND TAG L.S. 7181
- ⊙ INDICATES SET 1" IRON PIPE WITH PLUG L.S. 7181 OR LEAD & TAG L.S. 7181
- R1 DATA PER TRACT NO. 4503 73/43-44
- R2 DATA PER TRACT NO. 21919 190/23-24
- R3 DATA PER SUNCREST ESTATES 34/57-58
- R4 DATA PER SPRINGBROOK ESTATES UNIT 1 38/48-49
- R5 DATA PER RECORD OF SURVEY 31/84
- R6 DATA PER RECORD OF SURVEY 21/67
- R7 DATA PER ALAMO TRACT 9/5
- R8 DATA PER RECORD OF SURVEY 49/22



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CITY

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 32293

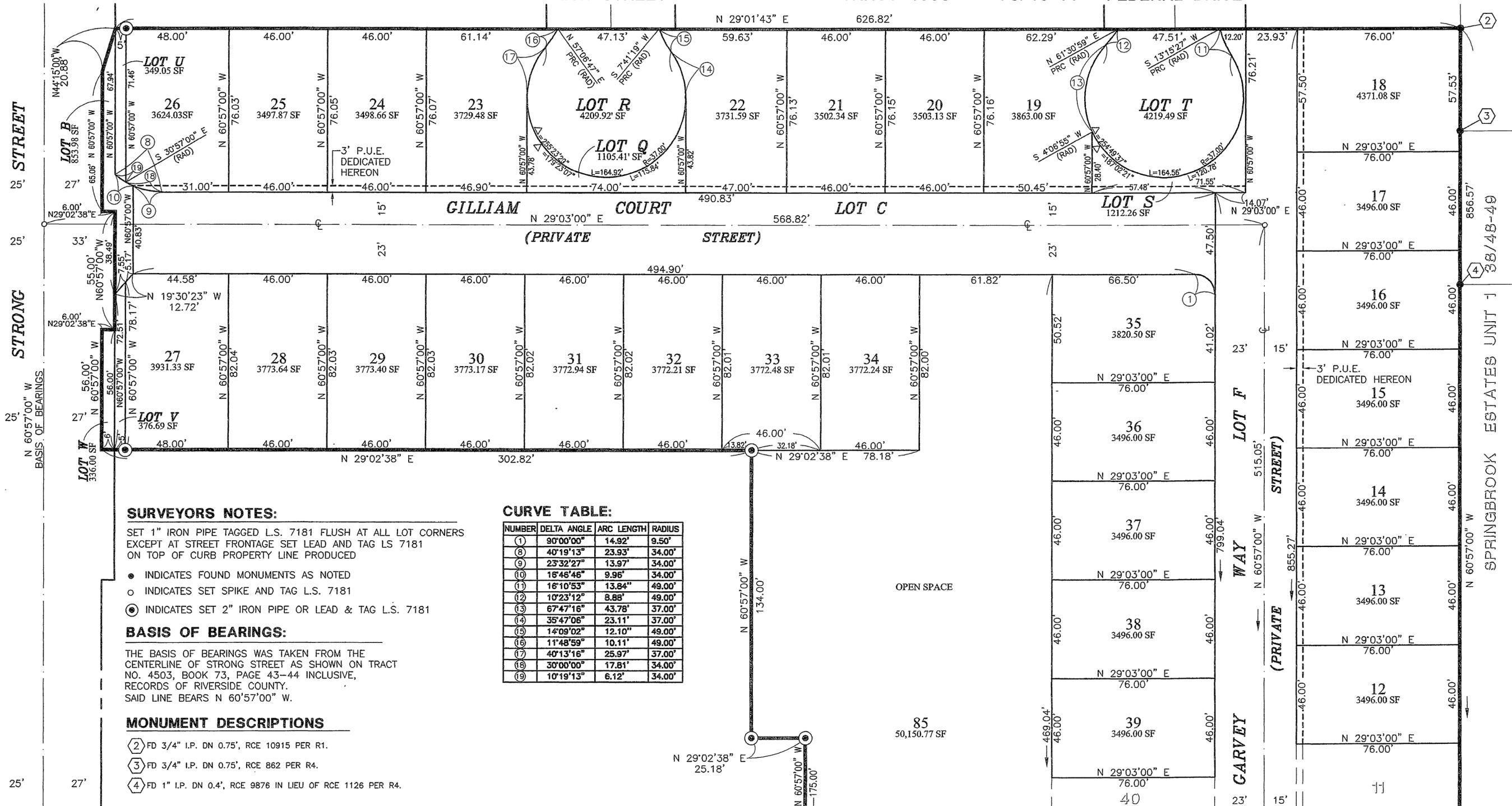
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THE PRIZM GROUP CORONA, CA JUNE 2005



Scale 1" = 30'

NICK STREET TRACT 4503 73/43-44 FEDERAL DRIVE



SURVEYORS NOTES:

SET 1" IRON PIPE TAGGED L.S. 7181 FLUSH AT ALL LOT CORNERS EXCEPT AT STREET FRONTAGE SET LEAD AND TAG LS 7181 ON TOP OF CURB PROPERTY LINE PRODUCED

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET SPIKE AND TAG L.S. 7181
- ⊙ INDICATES SET 2" IRON PIPE OR LEAD & TAG L.S. 7181

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF STRONG STREET AS SHOWN ON TRACT NO. 4503, BOOK 73, PAGE 43-44 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY. SAID LINE BEARS N 60°57'00" W.

MONUMENT DESCRIPTIONS

- ② FD 3/4" I.P. DN 0.75', RCE 10915 PER R1.
- ③ FD 3/4" I.P. DN 0.75', RCE 862 PER R4.
- ④ FD 1" I.P. DN 0.4', RCE 9876 IN LIEU OF RCE 1126 PER R4.

CURVE TABLE:

NUMBER	DELTA ANGLE	ARC LENGTH	RADIUS
①	90°00'00"	14.92'	9.50'
②	40°19'13"	23.93'	34.00'
③	23°32'27"	13.97'	34.00'
④	16°46'46"	9.96'	34.00'
⑤	16°10'53"	13.84'	49.00'
⑥	10°23'12"	8.88'	49.00'
⑦	67°47'16"	43.78'	37.00'
⑧	35°47'06"	23.11'	37.00'
⑨	14°09'02"	12.10'	49.00'
⑩	11°48'59"	10.11'	49.00'
⑪	40°13'16"	25.97'	37.00'
⑫	30°00'00"	17.81'	34.00'
⑬	10°19'13"	6.12'	34.00'

OPEN SPACE

85
50,150.77 SF

SEE SHEET 6

SPRINGBROOK ESTATES UNIT 1

M.B. 408 / 63

M.B. 408 / 63

408
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CITY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

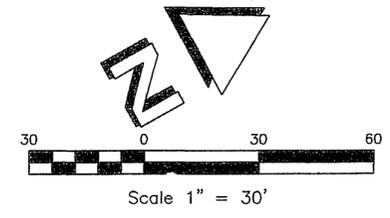
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THE PRIZM GROUP CORONA, CA

JUNE 2005

SEE SHEET 5



SURVEYORS NOTES:

SET 1" IRON PIPE TAGGED L.S. 7181 FLUSH AT ALL LOT CORNERS EXCEPT AT STREET FRONTAGE SET LEAD AND TAG LS 7181 ON TOP OF CURB PROPERTY LINE PRODUCED

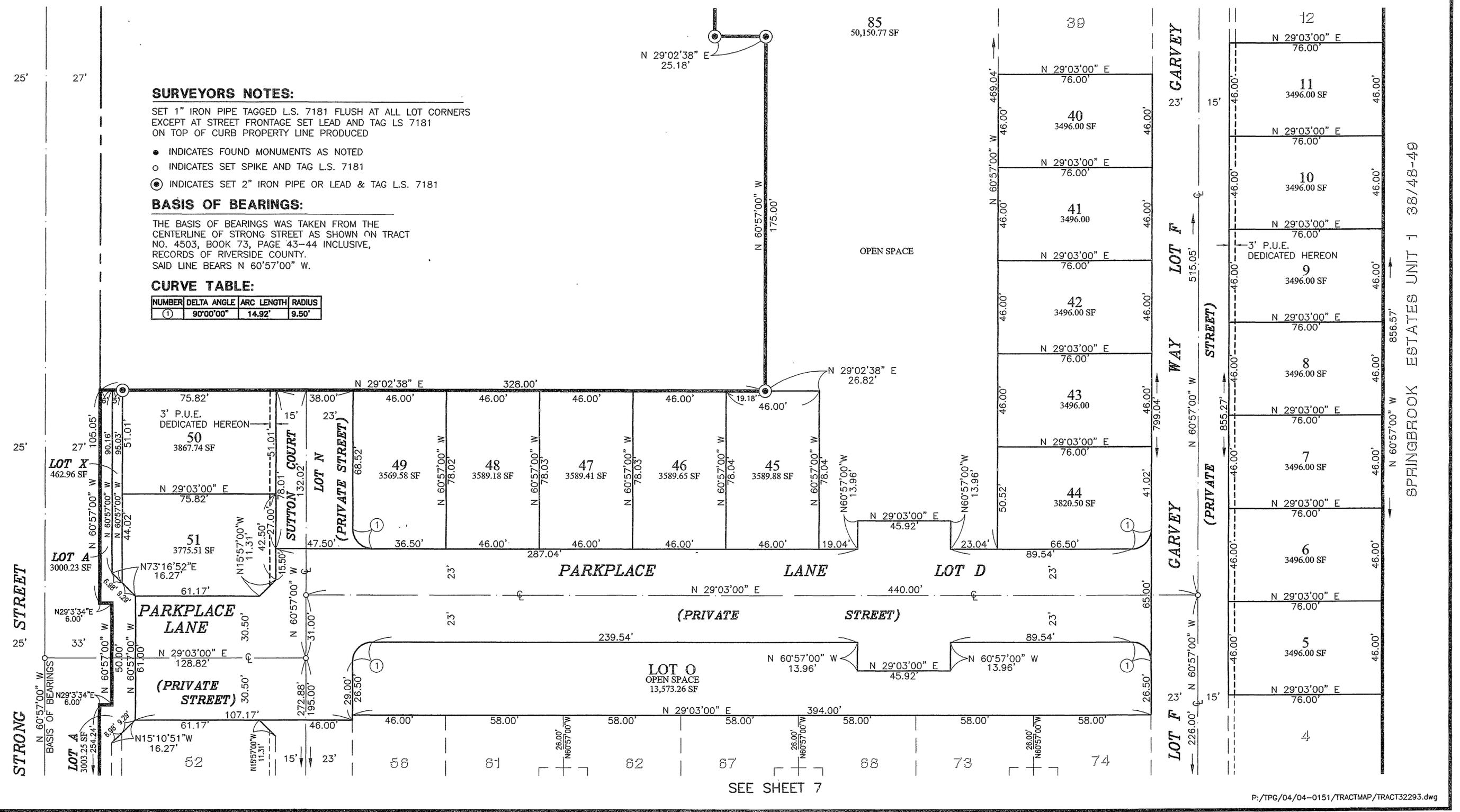
- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET SPIKE AND TAG L.S. 7181
- ⊙ INDICATES SET 2" IRON PIPE OR LEAD & TAG L.S. 7181

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF STRONG STREET AS SHOWN ON TRACT NO. 4503, BOOK 73, PAGE 43-44 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY. SAID LINE BEARS N 60°57'00" W.

CURVE TABLE:

NUMBER	DELTA ANGLE	ARC LENGTH	RADIUS
(1)	90°00'00"	14.92'	9.50'



SEE SHEET 7

M.B. 408 / 64

M.B. 408 / 64

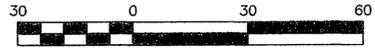
SPRINGBROOK ESTATES UNIT 1 38/48-49

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

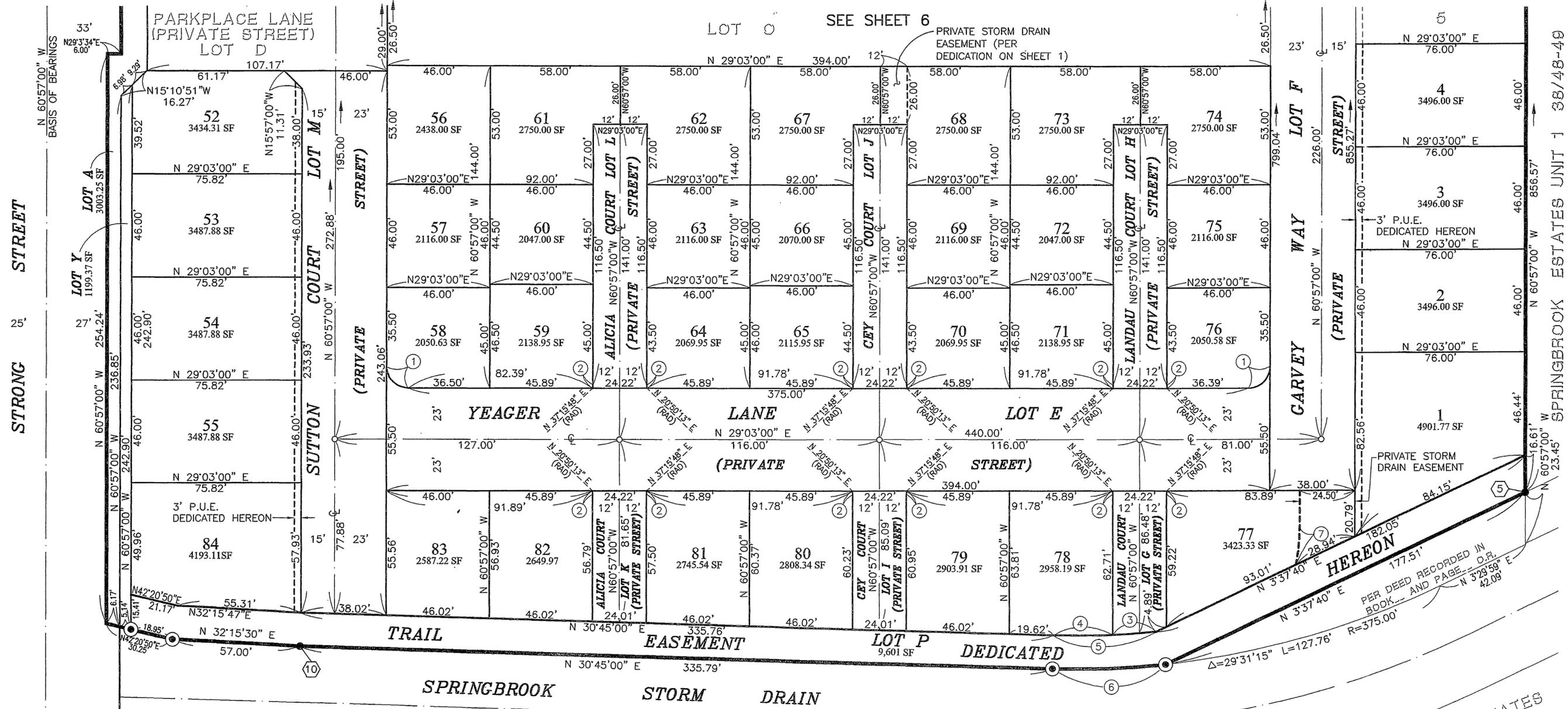
TRACT NO. 32293

BEING A SUBDIVISION OF A PORTION OF LOTS 20, 21, & 22 OF ALAMO TRACT, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 5 OF MAPS AND A PORTION OF LOT N RIVERA TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 4; IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA. (LOCATED IN SECTION 14, TOWNSHIP 2 SOUTH RANGE 5 WEST, SAN BERNARDINO MERIDIAN)

THE PRIZM GROUP CORONA, CA JUNE 2005



Scale 1" = 30'



SURVEYORS NOTES:

SET 1" IRON PIPE TAGGED L.S. 7181 FLUSH AT ALL LOT CORNERS EXCEPT AT STREET FRONTAGE SET LEAD AND TAG LS 7181 ON TOP OF CURB PROPERTY LINE PRODUCED

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET SPIKE AND TAG L.S. 7181
- ⊙ INDICATES SET 2" IRON PIPE OR LEAD & TAG L.S. 7181

MONUMENT DESCRIPTIONS

- ⑤ FD 3/4" I.P. DN 2.0', TAG ILLEGIBLE PER RA.
- ⑨ FD 3/4" I.P., TAG ILLEGIBLE PER R5.
- ⑩ FD 3/4" I.P., RCE 862 PER R7.

CURVE TABLE:

NUMBER	DELTA ANGLE	ARC LENGTH	RADIUS
①	90°00'00"	14.92'	9.50'
②	8°12'48"	1.51'	10.50'
③	3°07'28"	360.00'	19.63'
④	4°12'03"	360.00'	26.40'
⑤	7°19'31"	360.00'	46.03'
⑥	7°43'45"	375.00'	50.59'
⑦	10°57'37"	17.22'	90.00'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF STRONG STREET AS SHOWN ON TRACT NO. 4503, BOOK 73, PAGE 43-44 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY. SAID LINE BEARS N 60°57'00" W.

SUNCREST ESTATES 34/57-58

M.B. 408 / 65

M.B. 408 / 65

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 32293

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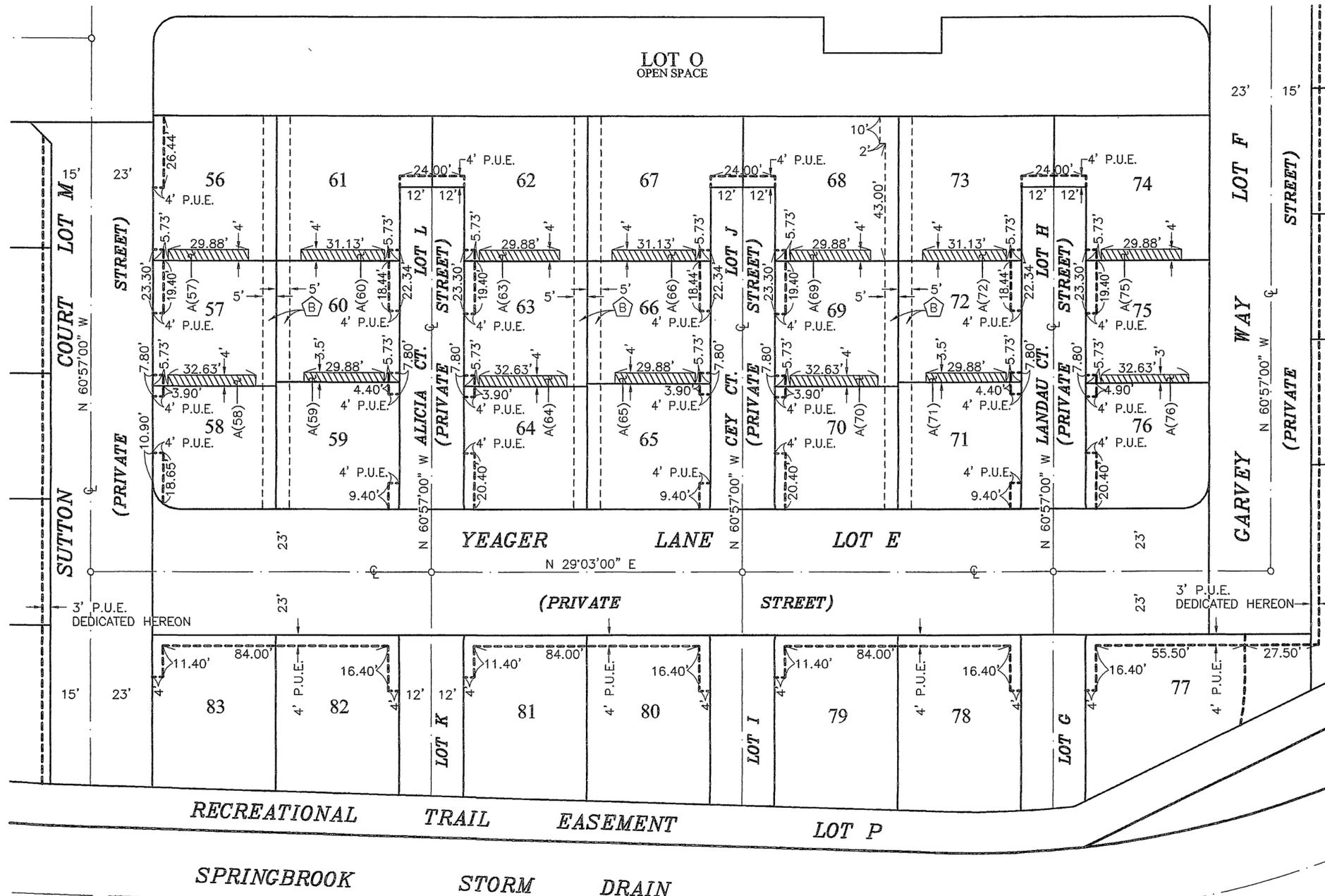
THE PRIZM GROUP CORONA, CA JUNE 2005



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LEGEND OF DEDICATED/RESERVED EASEMENTS

- A (Lot No.) SIDE YARD EASEMENT AREAS. INDICATES AN IRREVOCABLE SIDE YARD EASEMENT(S) IN FAVOR OF AND FOR THE USE AND ENJOYMENT OF THE LOT NUMBER INDICATED, EASEMENT RIGHTS AND RESTRICTIONS AS GRANTED AND RESTRICTED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION.
- B PATIO HOME ACCESS AREAS. INDICATES THE RESERVATION OF AN IRREVOCABLE ACCESS AND PRIVATE STORM DRAIN EASEMENT TO BE HELD BY THE H.O.A..
- INDICATES PUBLIC UTILITY EASEMENT(S) FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, WATER FACILITIES, SANITARY SEWERS AND OTHER PUBLIC UTILITIES DEDICATED HEREON.



M.B. 408/66

M.B. 408/66