

# TRACT NO. 29596

A SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN

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

## RECORDER'S STATEMENT

FILED THIS 15<sup>th</sup> DAY OF November 2007 AT 8 A.M. IN BOOK 427 OF MAPS AT PAGES 25-30 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE FEE \$17. NUMBER 2007-0626142

LARRY W. WARD  
COUNTY ASSESSOR - CLERK-RECORDER

BY: [Signature]  
Deputy

SUBDIVISION GUARANTEE:  
FIRST AMERICAN TITLE 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 SHEFFIELD HOMES ON MAY 27, 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.

DATED JULY 24 2007

[Signature]  
MATTHEW E. WEBB, L.S. 5529  
L.S. EXPIRES SEPT. 30, 2008



## 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 29596 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 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 OF 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, DRAINAGE WORKS, AND SEWER 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 10/2 2007

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



## 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 10/2 2007

MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/09  
CITY SURVEYOR



## CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIX (6) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 29596.

LOTS "A" THROUGH "I" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. LOT "J" IS HEREBY ACCEPTED AS A BARRIER STRIP.

THE BARRIER STRIP DESIGNATED AS LOT "J" ON TRACT 29222, MB 410/5-9 IS 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 EASEMENTS FOR STORM WATER DETENTION, AND INGRESS AND EGRESS PURPOSES WITHIN LOTS 117 AND 118 ARE HEREBY ACCEPTED.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CHICAGO AVENUE FROM LOTS 110 THROUGH 116 INCLUSIVE IS HEREBY ACCEPTED.

THE OPEN SPACE EASEMENT WITHIN LOT 119 IS HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.

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 9th DAY OF October, 2007.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: [Signature]

## 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 9/28/07 2007 PAUL C. SUNDEEN, CHIEF FINANCIAL OFFICER / TREASURER

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 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 Sept 24 2007

DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]

## 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:

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES RECORDED APRIL 6, 2006 AS INSTRUMENT NO. 2006-0245561, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

## 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 HEREBY 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 "J", INCLUSIVE.

WE HEREBY REQUEST THAT LOT "J", ACCEPTED AS BARRIER STRIP AS SHOWN ON TRACT 29222, M.B. 410/5-9, BE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY 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 LOTS 117 AND 118 FOR WATER QUALITY/RETENTION BASIN PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS SUBDIVISION.

WE HEREBY RETAIN AN EASEMENT OVER ALL OF LOTS 117 AND 118 FOR THE PURPOSE OF ASSURING THEIR CONTINUED USE FOR WATER QUALITY FUNCTIONS FOR THE LIFETIME OF THIS TRACT, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND ALL LOT OWNERS WITHIN THIS SUBDIVISION.

WE HEREBY RETAIN THE LANDSCAPE EASEMENT 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 ALL LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CHICAGO AVENUE FROM LOTS 110 THROUGH 116 INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR STORM WATER DETENTION PURPOSES, INCLUDING INGRESS AND EGRESS FOR THE PURPOSES OF MAINTAINING THE WATER DETENTION CAPACITY THROUGH THE REMOVAL OF SILT AND DEBRIS, LOT 117 AND LOT 118. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS TO MAINTAIN ANY FENCING, LANDSCAPING, IRRIGATION FACILITIES AND KEEP THE EASEMENT CLEAR OF WEEDS, TRASH AND DEBRIS.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES AN EASEMENT FOR OPEN SPACE PURPOSES, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT, AND EARTHFILL OR DEPOSIT, LOT 119. SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: CENTEX REAL ESTATE CORPORATION  
A NEVADA CORPORATION  
MANAGING GENERAL PARTNER

BY: [Signature]  
JOHN BERTRERO, EXECUTIVE VICE PRESIDENT  
SOUTHERN CALIFORNIA AND DESERT REGIONS

## NOTARY ACKNOWLEDGEMENT

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

ON 7-26-07 BEFORE ME, Jennifer R. Milroy A NOTARY PUBLIC PERSONALLY APPEARED John B. Bertrero 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

Jennifer R. Milroy MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY NOTARY PUBLIC IN AND FOR SAID STATE

Jennifer R. Milroy MY COMMISSION EXPIRES 1-23-09  
(PRINTED NAME) 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 RIGHTS-OF-WAY SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER CONSTRUCTION.

DATE: 7.31.07  
[Signature]  
JOE BERNOFSKY M 26589

## 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: 7.31.07  
[Signature]  
JOE BERNOFSKY M 26589

## SOILS REPORT

A SOILS REPORT NO. 700012 BY PACIFIC SOILS ENGINEERING, INC. DATED 6/13/2003, HAS BEEN PREPARED FOR THIS SUBDIVISION AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

## 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 \$

PAUL McDONNELL  
COUNTY TAX COLLECTOR

DATED November 7 2007

BY: [Signature]  
DEPUTY

## TAX BOND STATEMENT

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

DATED \_\_\_\_\_ 2007 CASH TAX BOND

NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_ DEPUTY BY: \_\_\_\_\_ DEPUTY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

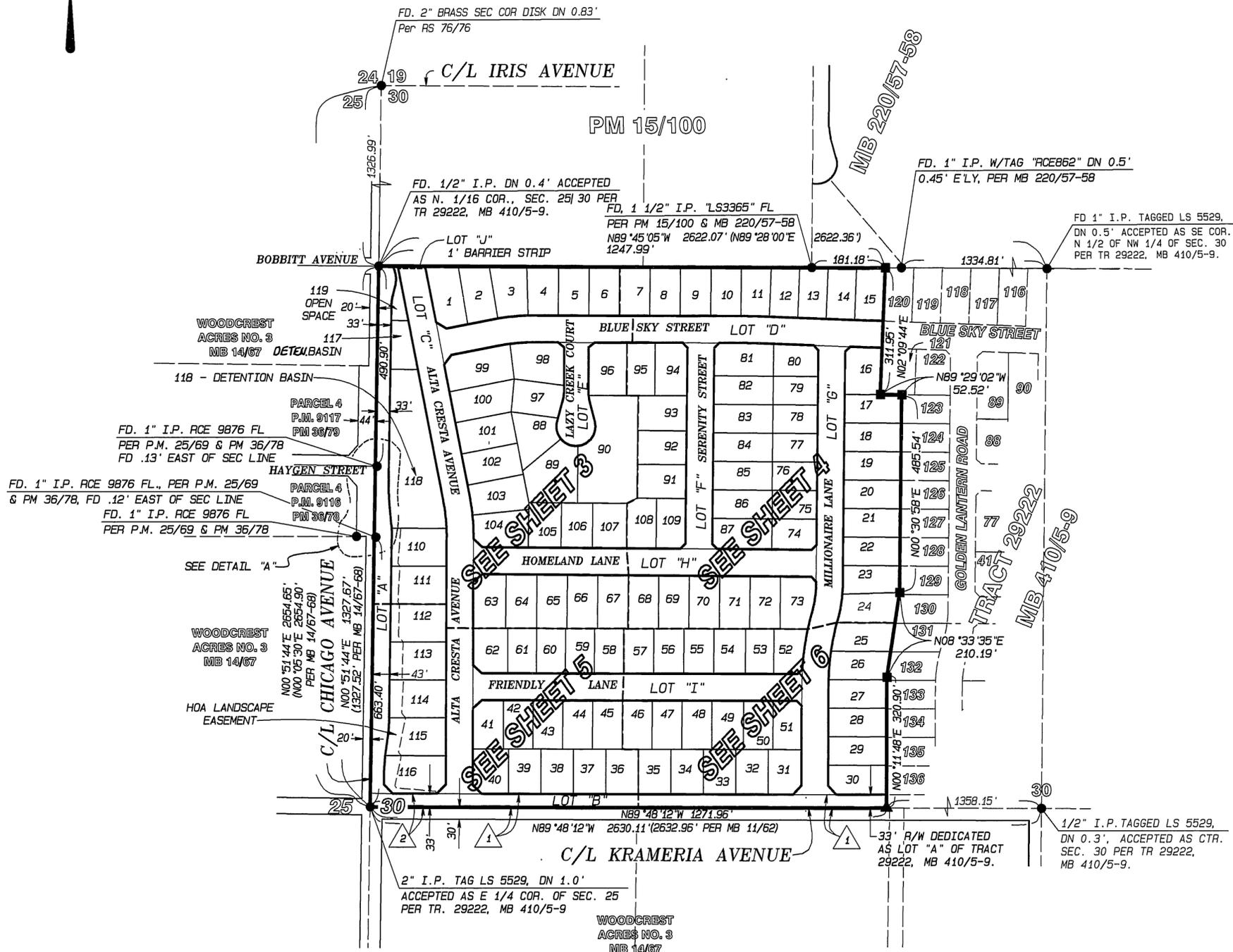
# TRACT NO. 29596

A SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN

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



CITY 427/26

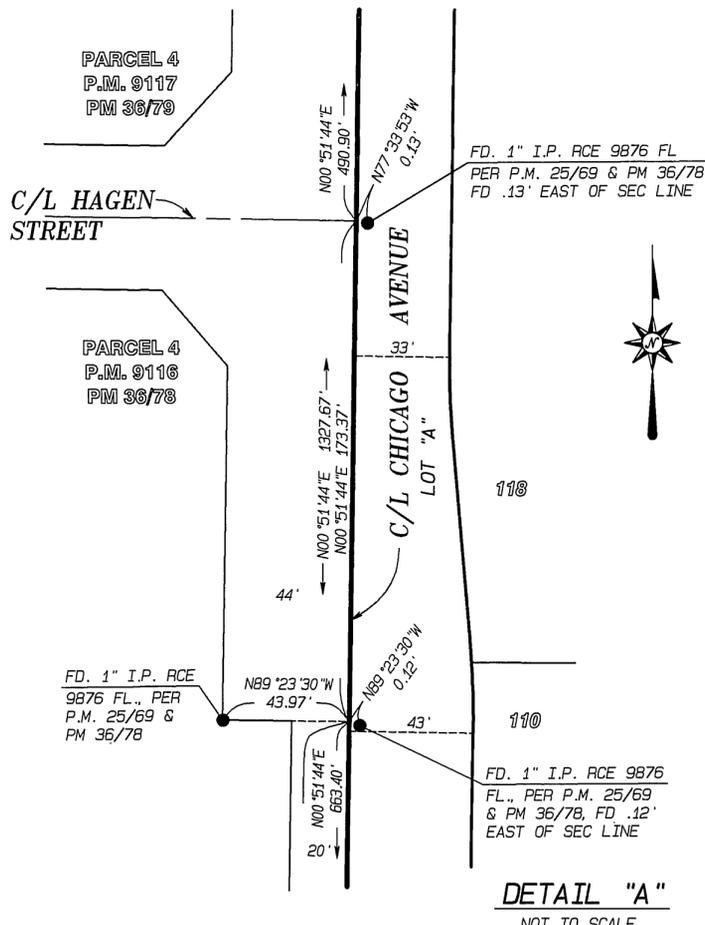
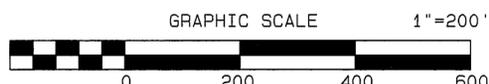


## SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF KRAMERIA AVENUE TAKEN AS NORTH 89° 48' 12" EAST PER TRACT NO. 29222, M.B. 410/5-9 RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ▲ INDICATES FD. SPIKE & TAG, FLUSH, STAMPED LS 5529 PER TRACT 29222, M.B. 410/5-9.
4. △ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
5. ■ INDICATES FOUND 1" I.P. TAGGED LS 5529, FLUSH, PER TRACT 29222 M.B. 410/5-9.
6. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON INSIDE FACE OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
7. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
8. ( ) INDICATES RECORD DATA PER RECORD OF SURVEY 43/22, UNLESS OTHERWISE NOTED.
9. THIS TRACT CONTAINS 38.84 ACRES.
10. // // // // INDICATES VEHICULAR ACCESS RIGHTS RELINQUISHED.

## EASEMENT NOTES

1. AN EASEMENT TO THE CITY OF RIVERSIDE FOR PUBLIC ROAD AND UTILITY PURPOSES RECORDED APRIL 6, 2006 AS INSTRUMENT NO. 2006-0245561, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. LOT "A" PER TRACT NO. 29222, MB 410/5-9.



# TRACT NO. 29596

A SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN

### H.O.A. EASEMENT DATA

LINE	BEARING	DISTANCE
L51	S89°48'12"E	22.85'
L52	S04°45'35"W	86.16'
L53	S34°52'56"E	8.66'
L54	S03°08'40"W	87.65'
L55	S31°45'23"E	6.41'
L56	N89°48'12"W	21.12'

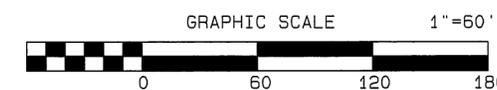
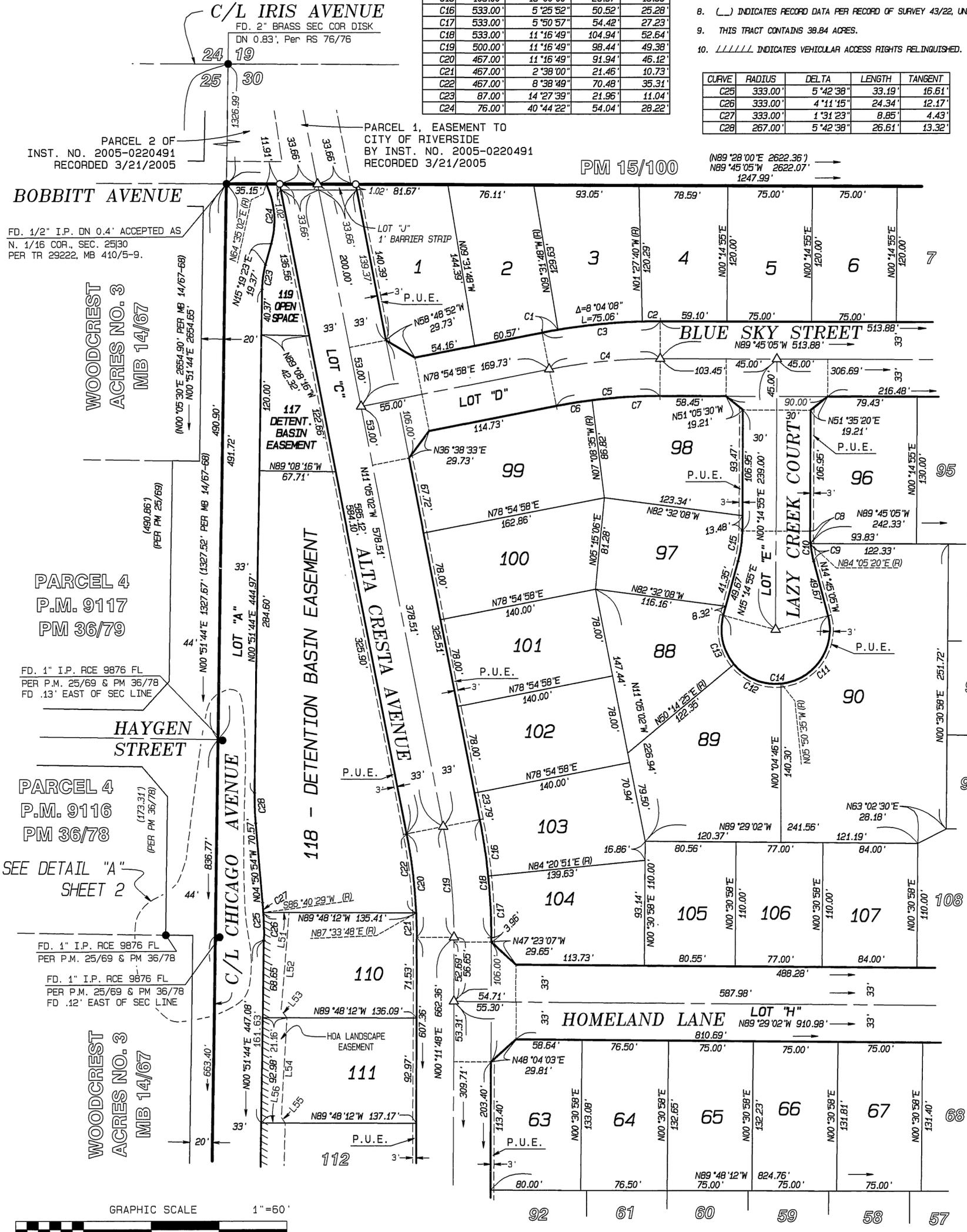
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA JULY, 2004

### SURVEYOR'S NOTES

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2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES FD. SPIKE & TAG, FLUSH, STAMPED LS 5529 PER TRACT 29222, M.B. 410/5-9.
4. △ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
5. ■ INDICATES FOUND 1" I.P. TAGGED LS 5529, FLUSH, PER TRACT 29222 M.B. 410/5-9.
6. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON INSIDE FACE OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
7. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
8. ( ) INDICATES RECORD DATA PER RECORD OF SURVEY 43/22, UNLESS OTHERWISE NOTED.
9. THIS TRACT CONTAINS 38.84 ACRES.
10. // // // // INDICATES VEHICULAR ACCESS RIGHTS RELINQUISHED.

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	533.00'	1°33'14"	14.46'	7.23'
C2	533.00'	1°42'34"	15.90'	7.95'
C3	533.00'	11°19'56"	105.42'	52.88'
C4	500.00'	11°19'56"	98.89'	49.61'
C5	467.00'	11°19'56"	92.37'	46.33'
C6	467.00'	3°56'26"	32.12'	16.07'
C7	467.00'	7°23'30"	60.25'	30.17'
C8	103.00'	6°09'35"	11.08'	5.54'
C9	103.00'	8°50'25"	15.89'	7.96'
C10	103.00'	15°00'00"	26.97'	13.56'
C11	48.00'	98°54'30"	82.86'	56.11'
C12	48.00'	56°05'00"	46.98'	25.57'
C13	48.00'	55°00'30"	46.09'	24.99'
C14	48.00'	210°00'00"	175.93'	
C15	103.00'	15°00'00"	26.97'	13.56'
C16	533.00'	5°25'52"	50.52'	25.28'
C17	533.00'	5°50'57"	54.42'	27.23'
C18	533.00'	11°16'49"	104.94'	52.64'
C19	500.00'	11°16'49"	98.44'	49.38'
C20	467.00'	11°16'49"	91.94'	46.12'
C21	467.00'	2°38'00"	21.46'	10.73'
C22	467.00'	8°38'49"	70.48'	35.31'
C23	87.00'	14°27'39"	21.96'	11.04'
C24	76.00'	40°44'22"	54.04'	28.22'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C25	333.00'	5°42'38"	33.19'	16.61'
C26	333.00'	4°11'15"	24.34'	12.17'
C27	333.00'	1°31'23"	8.85'	4.43'
C28	267.00'	5°42'38"	26.61'	13.32'



SEE SHEET 5

SEE SHEET 4

SEE SHEET 4

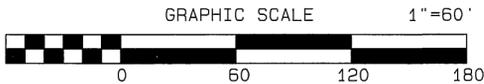
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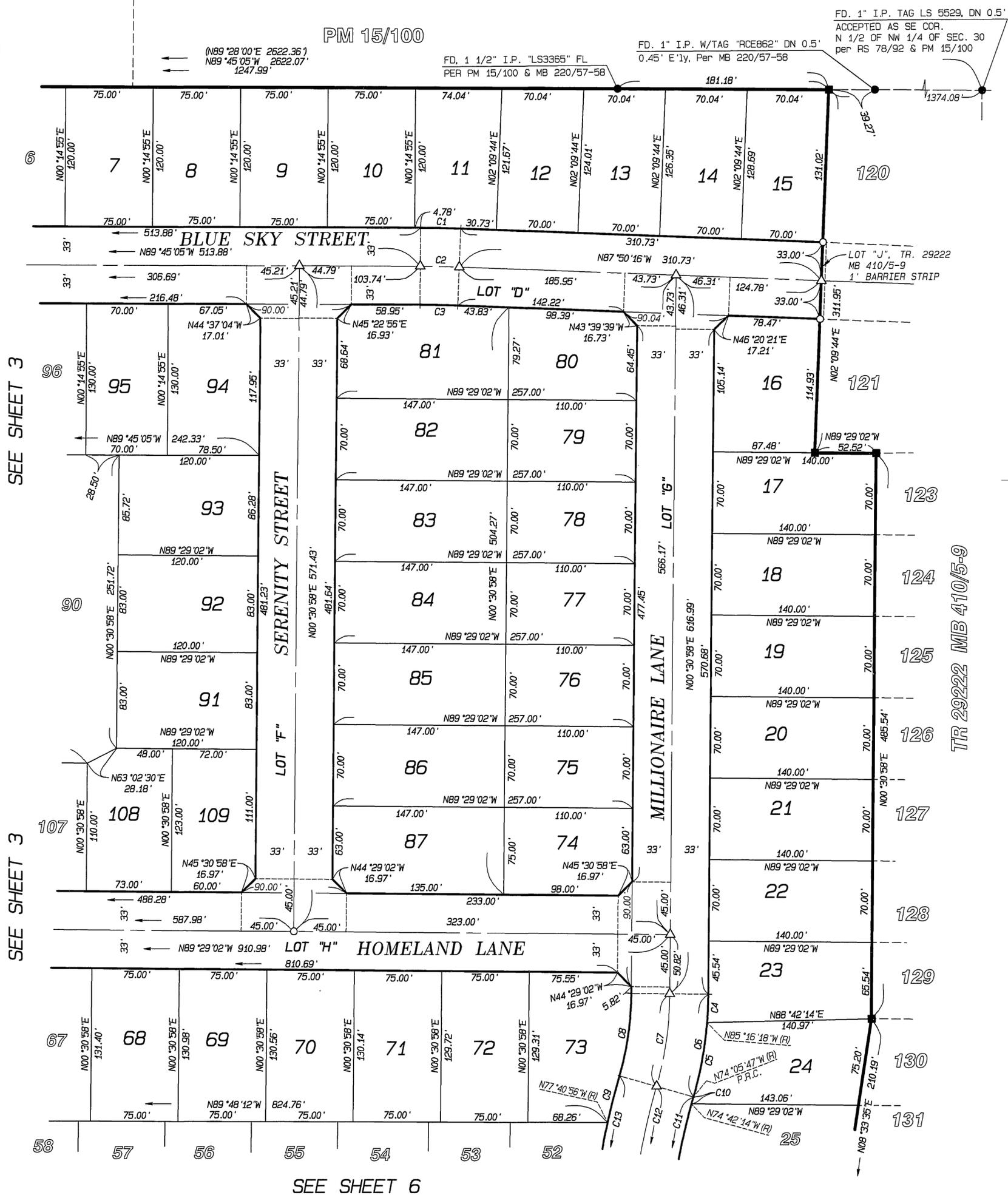
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

## SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF KRAMERIA AVENUE TAKEN AS NORTH 89° 48' 12" EAST PER TRACT NO. 29222, M.B. 410/5-9 RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES FD. SPIKE & TAG, FLUSH, STAMPED LS 5529 PER TRACT 29222, M.B. 410/5-9.
4. △ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
5. ■ INDICATES FOUND 1" I.P., TAGGED LS 5529, FLUSH, PER TRACT 29222 M.B. 410/5-9.
6. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON INSIDE FACE OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
7. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
8. ( ) INDICATES RECORD DATA PER RECORD OF SURVEY 43/22, UNLESS OTHERWISE NOTED.
9. THIS TRACT CONTAINS 38.84 ACRES.
10. / / / / / INDICATES VEHICULAR ACCESS RIGHTS RELINQUISHED.



CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	1033.00'	1°54'49"	34.50'	17.25'
C2	1000.00'	1°54'49"	33.40'	16.70'
C3	967.00'	1°54'49"	32.30'	16.15'
C4	333.00'	4°12'45"	24.48'	12.25'
C5	333.00'	11°10'30"	64.95'	32.58'
C6	333.00'	15°23'15"	89.43'	44.99'
C7	300.00'	15°23'15"	80.57'	40.53'
C8	267.00'	15°23'15"	71.71'	36.07'
C9	662.00'	3°35'09"	41.43'	20.72'
C10	596.00'	0°36'27"	6.32'	3.16'
C11	596.00'	15°42'25"	163.39'	82.21'
C12	629.00'	15°42'25"	172.43'	86.76'
C13	662.00'	12°13'08"	141.18'	70.86'



SEE SHEET 3

SEE SHEET 3

SEE SHEET 6

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

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- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON INSIDE FACE OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
- SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- ( ) INDICATES RECORD DATA PER RECORD OF SURVEY 43/22, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 38.84 ACRES.
- ///// INDICATES VEHICULAR ACCESS RIGHTS RELINQUISHED.

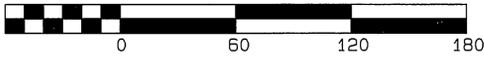
## EASEMENT NOTES

- AN EASEMENT TO THE CITY OF RIVERSIDE FOR PUBLIC ROAD AND UTILITY PURPOSES RECORDED APRIL 6, 2006 AS INSTRUMENT NO. 2006-0245561, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- LOT "A" PER TRACT NO. 29222, MB 410/5-9.

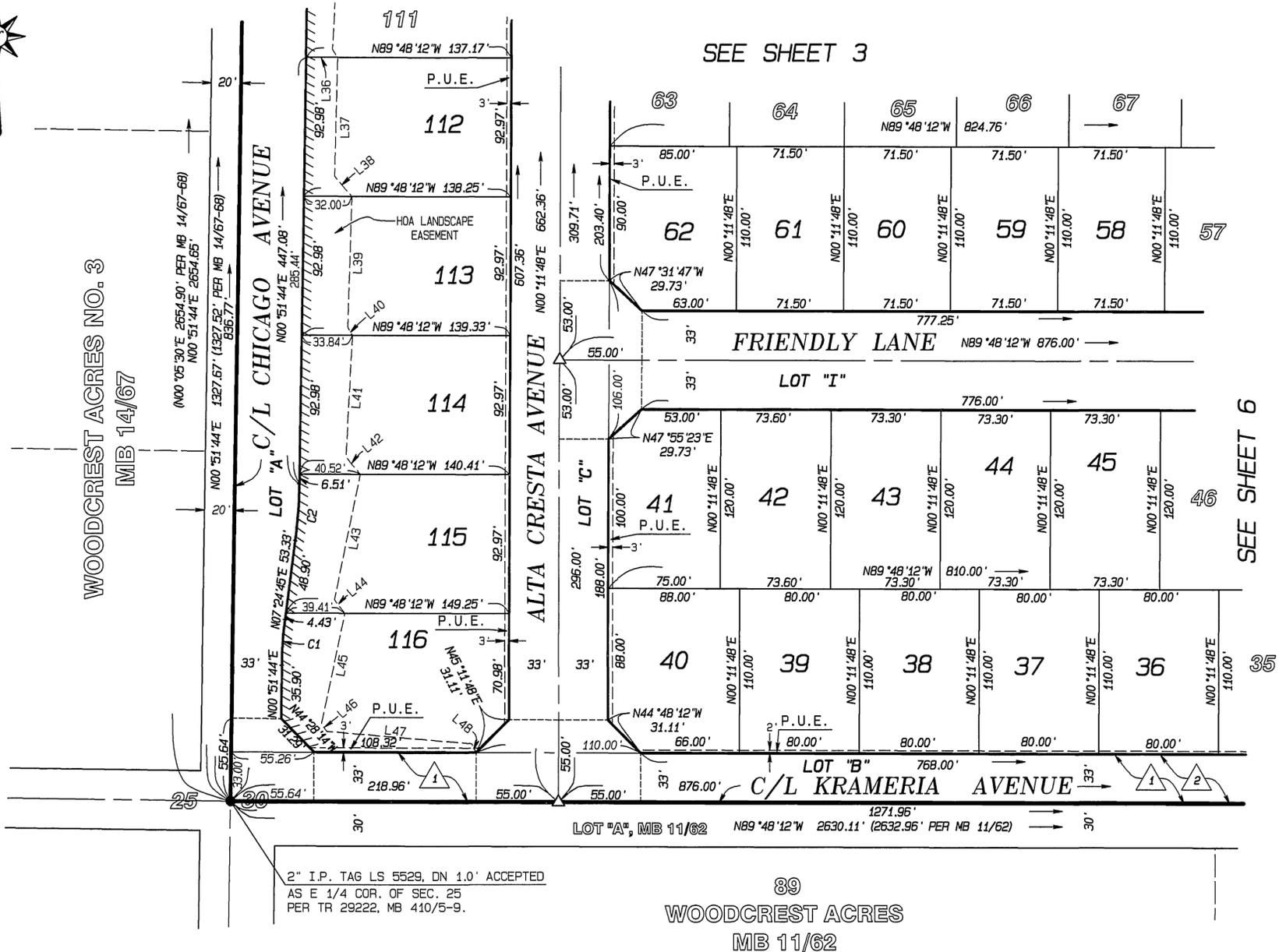
### H.O.A. EASEMENT DATA

LINE	BEARING	DISTANCE
L31	N89°48'12"W	108.32'
L32	N44°28'14"W	31.29'
L33	N00°51'44"E	35.90'
L34	N07°24'45"E	53.33'
L35	N00°51'44"E	285.44'
L36	S89°48'12"E	21.12'
L37	S01°26'02"W	79.40'
L38	S40°03'00"E	17.81'
L39	S01°43'59"W	87.57'
L40	S29°37'25"E	6.27'
L41	S02°56'29"W	81.46'
L42	S39°04'10"E	15.00'
L43	S11°33'02"W	85.67'
L44	S37°24'50"E	11.34'
L45	S12°03'26"W	75.79'
L46	S37°30'15"E	6.21'
L47	S85°05'28"E	96.96'
L48	S26°35'52"E	6.64'

GRAPHIC SCALE 1"=60'



CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	267.00'	6°33'01"	30.52'	15.28'
C2	333.00'	6°33'01"	38.07'	19.06'



CITY 427/29

# TRACT NO. 29596

A SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN

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

## SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF KRAMERIA AVENUE TAKEN AS NORTH 89° 48' 12" EAST PER TRACT NO. 29222, M.B. 410/5-9 RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES FD. SPIKE & TAG, FLUSH, STAMPED LS 5529 PER TRACT 29222, M.B. 410/5-9.
4. △ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
5. ■ INDICATES FOUND 1" I.P. TAGGED LS 5529, FLUSH, PER TRACT 29222, M.B. 410/5-9.
6. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON INSIDE FACE OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
7. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
8. ( ) INDICATES RECORD DATA PER RECORD OF SURVEY 43/22, UNLESS OTHERWISE NOTED.
9. THIS TRACT CONTAINS 38.84 ACRES.
10. // // // // INDICATES VEHICULAR ACCESS RIGHTS RELINQUISHED.

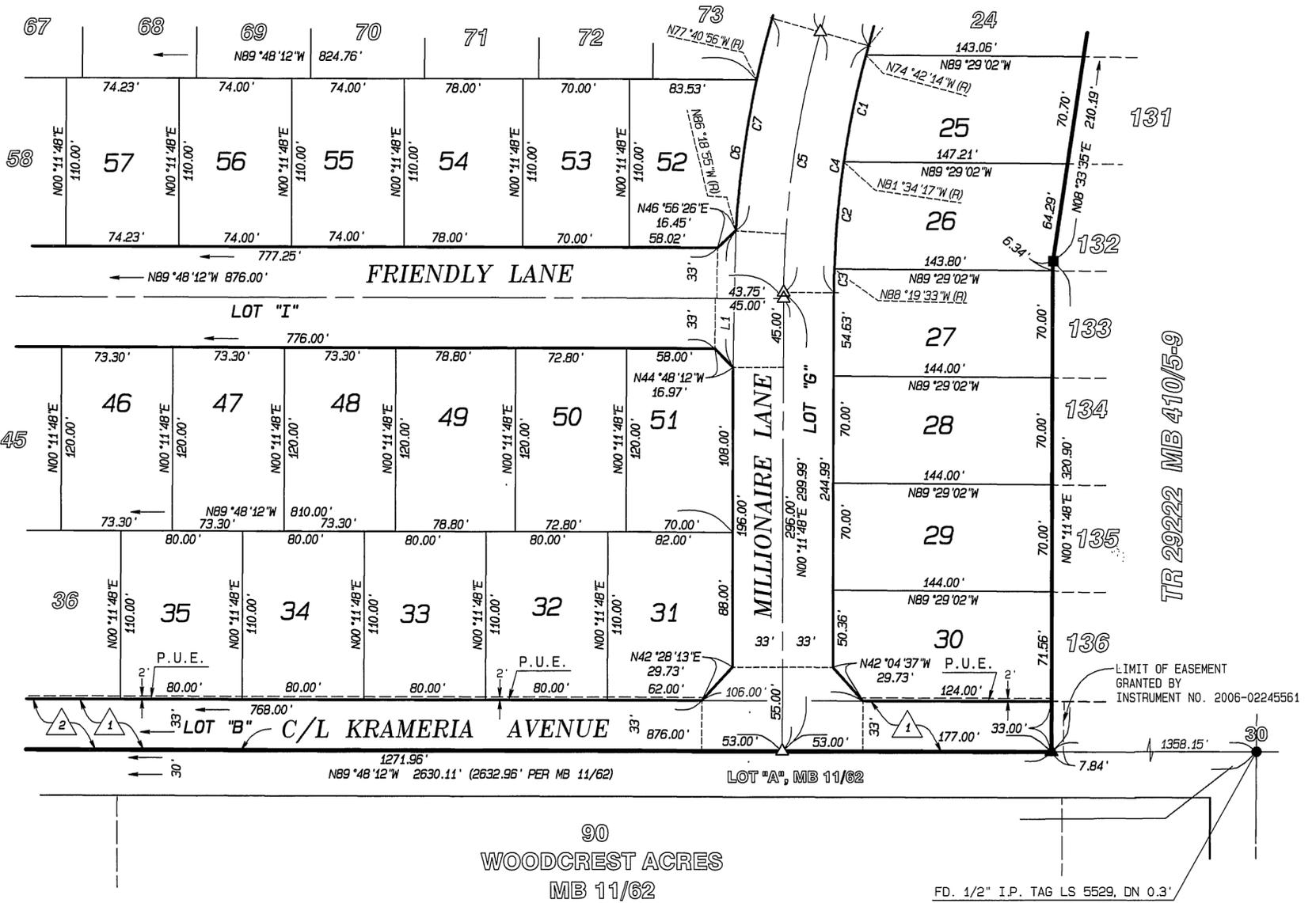
## EASEMENT NOTES

1. AN EASEMENT TO THE CITY OF RIVERSIDE FOR PUBLIC ROAD AND UTILITY PURPOSES RECORDED APRIL 6, 2006 AS INSTRUMENT NO. 2006-0245561, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. LOT "A" PER TRACT NO. 29222, MB 410/5-9.



SEE SHEET 4

SEE SHEET 5



CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	596.00'	6°52'03"	71.44'	35.76'
C2	596.00'	6°45'16"	70.26'	35.17'
C3	596.00'	1°28'39"	15.37'	7.68'
C4	596.00'	15°42'25"	163.39'	82.21'
C5	629.00'	15°42'25"	172.43'	86.76'
C6	662.00'	8°37'59"	99.75'	49.97'
C7	662.00'	12°13'08"	141.18'	70.86'

LINE	BEARING	DISTANCE
L1	N00°59'01"E	89.28'

FD. 1/2" I.P. TAG LS 5529, DN 0.3'  
ACCEPTED AS CTR. SEC. 30  
Per TR 29222, MB 410/5-9,  
PM 52/1-2 & 191/60-61

