

NUMBER OF LOTS: 3
NUMBER OF LETTERED LOTS: 3
ONE REMAINDER PARCEL
GROSS ACREAGE: 28.40 AC.
NET ACREAGE: 27.78 AC.

TRACT NO. 31147-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF A PORTION OF RANCHO LA SIERRA AND RANCHO EL SOBRANTE DE SAN JACINTO
IN SECTIONS 15, 16, 21 & 22, T3S, R6W, S.B.M., AS SHOWN BY UNITED STATES GOV. SURVEY

SDH & ASSOCIATES INC., RIVERSIDE, CALIFORNIA
MARCH 2009

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 A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE PREPARATION AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY OFFER FOR DEDICATION TO THE CITY OF RIVERSIDE, FOR PUBLIC USE, THE FOLLOWING:

LOTS "A", "B" AND "C" INCLUSIVE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS "24' STORM DRAIN EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER AND STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED AS "SEWER AND STORM DRAIN EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION AND WATERLINE FACILITIES, THE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENT".

AN EASEMENT FOR A MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE THOSE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT". SAID EASEMENTS SHALL BE MAINTAINED IN THEIR 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.

AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A RETENTION BASIN. SAID EASEMENT, DESIGNATED AS "RETENTION BASIN EASEMENT", DOES NOT INCLUDE ANY OBLIGATION ON THE PART OF THE CITY OF RIVERSIDE TO MAINTAIN THE FACILITY, EXCEPT TO MAINTAIN THE FUNCTIONALITY OF THE BASIN FOR THE RETENTION OF STORM DRAIN WATERS. THE OBLIGATIONS OF THE DEVELOPER/HOA WITH REGARDS TO LANDSCAPING AND TRASH REMOVAL ARE FURTHER DEFINED IN THE CC&R'S OR HOA AGREEMENT RECORDED IN CONJUNCTION WITH THIS MAP.

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS AND PORTIONS OF THE FOLLOWING PUBLIC STREETS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434.(G) OF THE SUBDIVISION MAP ACT: 1) THOSE PORTIONS OF BUCHANAN STREET ACQUIRED BY THE COUNTY OF RIVERSIDE PER DEED RECORDED 7/03/56 IN BOOK 1937, PAGE 429 O.R.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGN, THAT CERTAIN EASEMENT DESIGNATED AS "15' DRAINAGE EASEMENT: FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

CLIFTON S. JONES, III, ADMINISTRATIVE PARTNER OF INFINITY HOMES, A CALIFORNIA GENERAL PARTNERSHIP

FARMERS & MERCHANTS BANK OF LONG BEACH, A CA CORP. AS BENEFICIARY UNDER DOCUMENT RECORDED APRIL 13, 2007, AS INSTRUMENT NO. 07-253214 OR OFFICIAL RECORDS (O.R.), SAID DOCUMENT PROVIDES DOCUMENTS RECORDED NOVEMBER 2, 2005 AS INSTRUMENT NO. 2005-908879 AND FEBRUARY 10, 2006 AS INSTRUMENT NO. 2006-0102615, BOTH OF O.R. ARE SUBORDINATED TO THE DOCUMENT RECORDED MARCH 8, 2007, AS INSTRUMENT NO. 2007-0159462, OF O.R.

SEE SHEET 2 FOR ADDITIONAL SIGNATURES, SIGNATURE ACKNOWLEDGMENTS AND SOILS REPORT NOTE.

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. 31147-1.

LOTS "A", "B" AND "C" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THOSE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

THE EASEMENT DESIGNATED AS "24' STORM DRAIN EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

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

THE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENT" IS HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION AND WATERLINE FACILITIES.

THE EASEMENT DESIGNATED AS "RETENTION BASIN EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF RETENTION BASIN FACILITIES.

THE FOLLOWING EASEMENTS AND THAT PORTION OF THE FOLLOWING STREETS, NOT SHOWN HEREON, ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434.(G) OF THE SUBDIVISION MAP ACT: 1) PORTIONS OF BUCHANAN STREET, AS ACQUIRED BY THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED 7/03/56 IN BOOK 1937, PAGE 429, O.R.

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 1st DAY OF April, 2009.

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

BY: Sherry Norton-Evins *for*

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: 4/17/09

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

BY: Bret Amos *for*

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 4/17/09

MARK S. BROWN
L.S. 4665 LIC. EXP. 9/30/09
CITY SURVEYOR

BY: MSB

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 BE \$ 65,400.00

DATED: March 31, 2009

DON KENT
COUNTY TAX COLLECTOR

BY: DK
DEPUTY

ENGINEER'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 CLIFF JONES ON NOVEMBER, 2002. 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.



Brian G. Esigate
BRIAN G. ESGATE, R.C.E. 21884
LICENSE EXPIRES: 09/30/09

DATED 3/19/2009, 2009

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. 31147 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 8, 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 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.



THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/10
CITY ENGINEER

BY: Thomas J. Boyd DATE: 4/2/09

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 65,400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____, 2009

NANCY ROMERO,
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

CASH TAX BOND
DATED: March 31, 2009

DON KENT
COUNTY TAX COLLECTOR

BY: DK
DEPUTY

RECORDERS CERTIFICATE

FILED THIS 5th DAY OF May
2009, AT 8 A.M. IN BOOK 432 OF
MAPS, AT PAGES 32-37
AT THE REQUEST OF THE CITY CLERK OF
THE CITY OF RIVERSIDE.

NO. 2009-02-2945
FEE \$ 20.00

LARRY W. WARD,
COUNTY ASSESSOR/CLERK RECORDER
BY: Sherry Williams (DEPUTY)

SUBDIVISION GUARANTEED BY:
FIRST AMERICAN TITLE COMPANY

COPY

432 / 32

M.B. 432 / 32

M.B. 432 / 32

432/33

M.B. 432 / 33

TRACT NO. 31147-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF A PORTION OF RANCHO LA SIERRA AND RANCHO EL SOBRANTE DE SAN JACINTO
IN SECTIONS 15, 16, 21 & 22, T3S, R6W, S.B.M., AS SHOWN BY UNITED STATES GOV. SURVEY
SDH & ASSOCIATES, INC., RIVERSIDE, CALIFORNIA
MARCH 2009

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON March 23, 2009, BEFORE ME, Sharon Monroe, Notary Public
PERSONALLY APPEARED Phil Splendorio & Scott McCrum

WHO 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 THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

Sharon Monroe
NOTARY SIGNATURE

Sharon Monroe
PRINT NAME

Los Angeles
MY PRINCIPAL PLACE OF BUSINESS COUNTY

March 21, 2010
MY COMMISSION EXPIRES



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON 3-31-09, 2009, BEFORE ME, A. F. QUAGLIETTA NOTARY PUBLIC
PERSONALLY APPEARED CLIFTON S. JONES III

WHO 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 THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

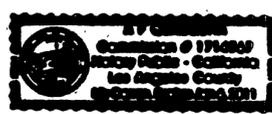
WITNESS MY HAND.

A. F. Quaglietta
NOTARY SIGNATURE

A.F. QUAGLIETTA
PRINT NAME

Los Angeles
MY PRINCIPAL PLACE OF BUSINESS COUNTY

JAN. 1, 2011
MY COMMISSION EXPIRES



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON _____, 2009, BEFORE ME, _____
PERSONALLY APPEARED _____

WHO 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 THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY SIGNATURE

PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS COUNTY

MY COMMISSION EXPIRES

UTILITIES EASEMENT STATEMENT

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

RESERVATION FOR ROADS, RAILROADS AND DITCHES OF A STRIP OF LAND 30
FEET WIDE ALONG AND ADJOINING EACH SIDE OF TOWNSHIP AND SECTION LINES
AND A STRIP OF LAND 20 FEET WIDE ALONG, ADJOINING AND EACH SIDE OF
QUARTER SECTION LINES AND ALSO RESERVATION OF THE USE AND CONTROL OF
CIENEGAS AND NATURAL STREAMS STREAMS OF WATER IF ANY NATURALLY UPON.
FLOWING ACROSS, INTO OR BY THE PORTION OF THE HEREIN DESCRIBED PROPERTY
INCLUDED IN SECTION 16, ALSO RESERVATION OF THE RIGHT OF WAY FOR AND TO
CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID PROPERTY TO
IRRIGATE OR DRAIN THE ADJACENT LAND, AS SET OUT IN DEED FROM STEARNS
RANCHO COMPANY, RECORDED FEBRUARY 13, 1904 IN BOOK 181, PAGE 75 OF
DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND CANNOT BE LOCATED
FROM THE RECORDS.

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION OF THE STATE OF
CALIFORNIA, HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR THE
CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR,
REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRICAL ENERGY
DISTRIBUTION, TELECOMMUNICATION AND SEWER FACILITIES, TOGETHER WITH ALL
NECESSARY APPURTENANCES, AND THE RIGHT FOR EMERGENCY INGRESS AND
EGRESS, IN, UNDER, UPON, OVER, AND ALONG THAT CERTAIN REAL PROPERTY
DESCRIBED THEREIN, TOGETHER WITH THE RIGHT TO CLEAR AND KEEP CLEAR SAID
EASEMENT, AS SET OUT IN AN EASEMENT DEED RECORDED AUGUST 28, 2007 AS
DOCUMENT NO. 2007-0549257 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

DATED: April 2, 2009

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]
MM SJ

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 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 UTILITY EASEMENTS SHOWN ARE
SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF
THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATED: April 2, 2009

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]
MM SJ

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY
CONSOLIDATED GEOSCIENCE, INC. ON JUNE 12, 2003 AS REQUIRED BY THE HEALTH
AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

M.B. 432 / 33

TRACT NO. 31147-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF A PORTION OF RANCHO LA SIERRA AND RANCHO EL SOBRANTE DE SAN JACINTO
IN SECTIONS 15, 16, 21, & 22, T3S, R6W, S.B.M., AS SHOWN BY UNITED STATES GOV. SURVEY

SDH & ASSOCIATES, INC., RIVERSIDE, CALIFORNIA
NOVEMBER 2002

ENGINEER'S NOTES

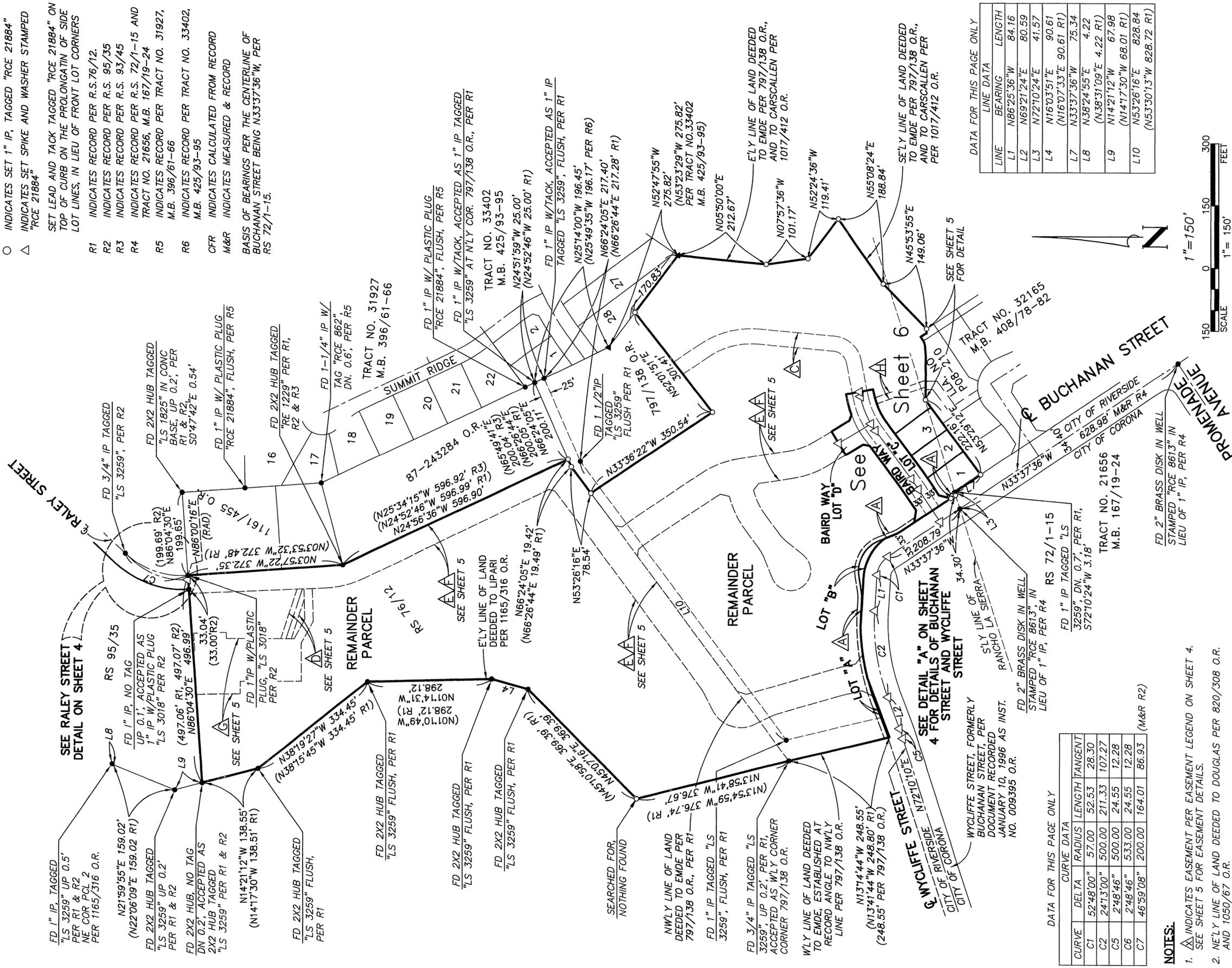
- INDICATES FOUND MONUMENT AS NOTED
- ▲ INDICATES FOUND 1" IP TAGGED "LS 5390" FLUSH, PER TRACT NO. 33402, M.B. 425/93-95,
- INDICATES SET 1" IP, TAGGED "RCE 21884"
- △ INDICATES SET SPIKE AND WASHER STAMPED "RCE 21884"

SET LEAD AND TACK TAGGED "RCE 21884" ON TOP OF CURB ON THE PROLONGATION OF SIDE LOT LINES, IN LIEU OF FRONT LOT CORNERS

- R1 INDICATES RECORD PER R.S.76/12.
- R2 INDICATES RECORD PER R.S. 95/35
- R3 INDICATES RECORD PER R.S. 93/45
- R4 INDICATES RECORD PER R.S. 72/1-15 AND TRACT NO. 21656, M.B. 167/19-24
- R5 INDICATES RECORD PER TRACT NO. 31927, M.B. 396/61-66
- R6 INDICATES RECORD PER TRACT NO. 33402, M.B. 425/93-95

CFR INDICATES CALCULATED FROM RECORD
M&R INDICATES MEASURED & RECORD

BASIS OF BEARINGS PER THE CENTERLINE OF BUCHANAN STREET BEING N33°37'36" W, PER RS 72/1-15.



DATA FOR THIS PAGE ONLY

LINE	BEARING	LENGTH
L1	N86°25'36" W	84.16
L2	N69°21'24" E	80.59
L3	N72°10'24" E	41.57
L4	N16°03'51" E	90.61
L7	N33°37'36" W	75.34
L8	N38°24'55" E	4.22
L9	N38°31'09" E	4.22 R1)
L9	N14°21'12" W	67.98
L9	(N14°17'30" W 68.01 R1)	
L10	N53°26'16" E	828.84
L10	(N53°30'13" W 828.72 R1)	

DATA FOR THIS PAGE ONLY

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	52°48'00"	57.00	52.53	28.30
C2	24°13'00"	500.00	211.33	107.27
C5	2°48'46"	500.00	24.55	12.28
C6	2°48'46"	533.00	24.55	12.28
C7	46°59'08"	200.00	194.01	86.93

NOTES:

1. △ INDICATES EASEMENT PER EASEMENT LEGEND ON SHEET 4. SEE SHEET 5 FOR EASEMENT DETAILS.
2. NWLY LINE OF LAND DEEDED TO DOUGLAS PER 820/308 O.R. AND 1050/67 O.R.

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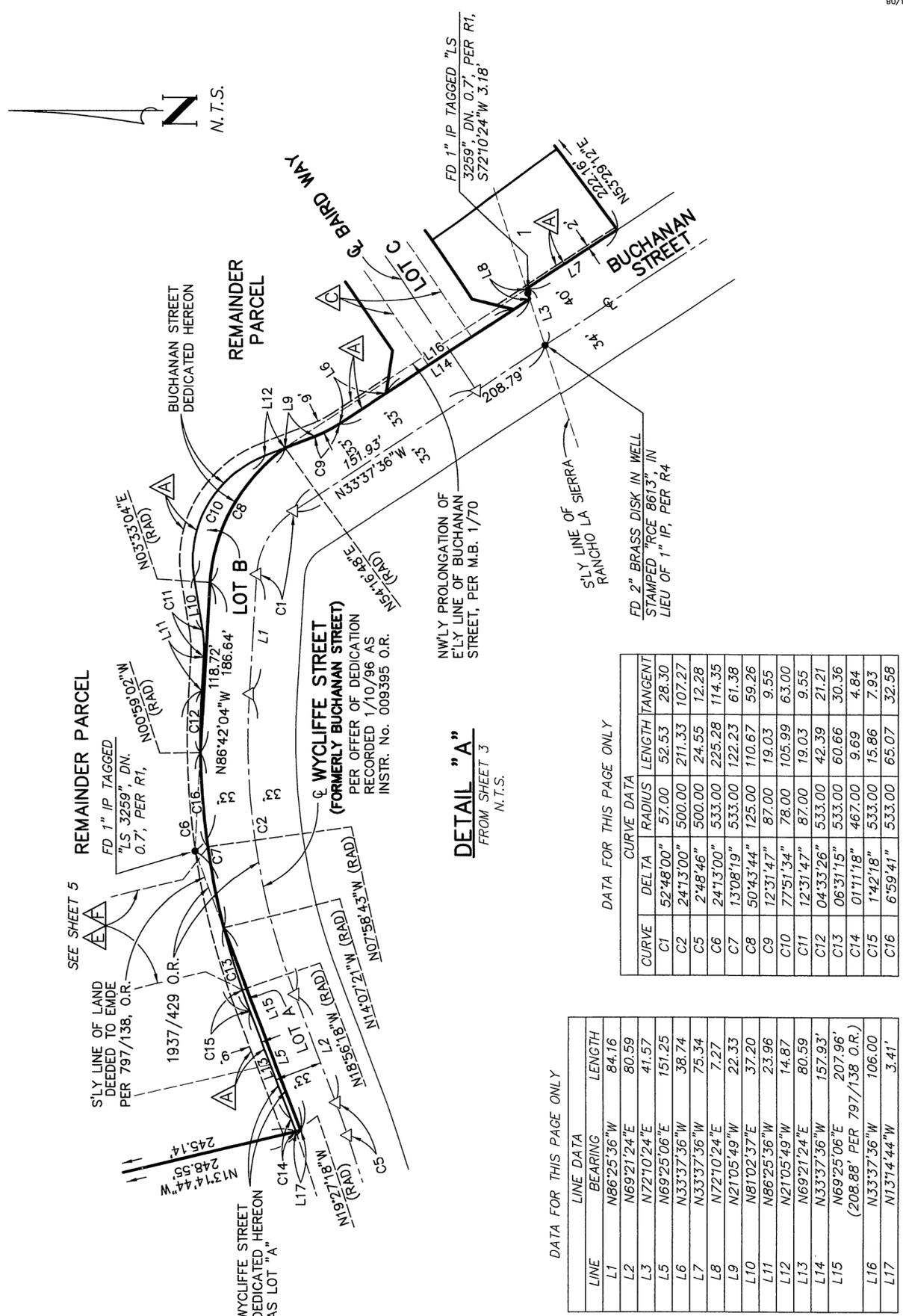
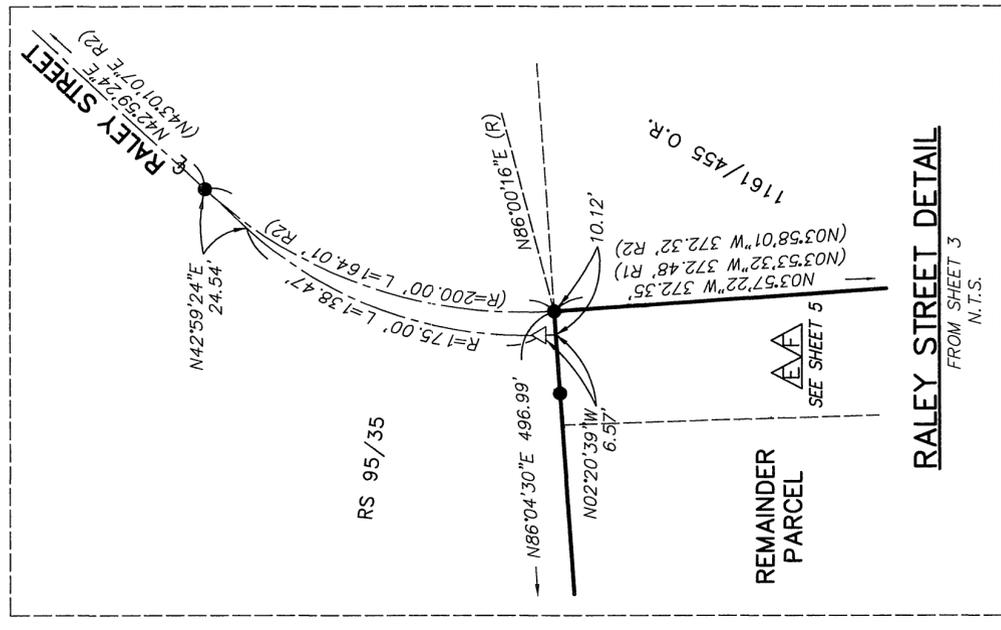
SDH & ASSOCIATES, INC., RIVERSIDE, CALIFORNIA
 NOVEMBER 2002

ENGINEER'S NOTES

- INDICATES FOUND MONUMENT AS NOTED
 - ▲ INDICATES FOUND 1" IP TAGGED "LS 5390", FLUSH, PER TRACT NO. 33402, M.B. 425/93-95
 - INDICATES SET 1" IP, TAGGED "RCE 21884"
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 - R1 INDICATES RECORD PER R.S.76/12.
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 - R3 INDICATES RECORD PER R.S. 93/45
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 - R6 INDICATES RECORD PER TRACT NO. 33402, M.B. 425/93-95
 - CFR INDICATES CALCULATED FROM RECORD
 - M&R INDICATES MEASURED & RECORD
- BASIS OF BEARINGS PER THE CENTERLINE OF BUCHANAN STREET BEING N333736"W, PER RS 72/1-15.

EASEMENT LEGEND

- △ INDICATES AN EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE FOR MULTI PURPOSE RECREATIONAL TRAIL FOR NON MOTORIZED USES.
- △ INDICATES AN EASEMENT TO CITIZENS DOMESTIC WATER CO. FOR PIPELINES, DITCHES AND FLUMES, PER 663/591 DEEDS. (LOCATION OF EASEMENT IS UNDECERNABLE FROM RECORD, AND IS NOT SHOWN HEREON)
- △ INDICATES A 36' WIDE EASEMENT TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION AND SEWER FACILITY PURPOSES, PER DOCUMENT NO. 2007-0549257, OFFICIAL RECORDS.
- △ INDICATES A 24' WIDE EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE FOR STORM DRAIN PURPOSES.
- △ INDICATES A SEWER AND STORM DRAIN EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE.
- △ INDICATES A PUBLIC UTILITY EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE.
- △ INDICATES A RETENTION BASIN EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE.
- △ INDICATES A 15-FOOT PRIVATE DRAINAGE EASEMENT.



DATA FOR THIS PAGE ONLY

LINE	BEARING	LENGTH
L1	N86°25'36\"W	84.16
L2	N69°21'24\"E	80.59
L3	N72°10'24\"E	41.57
L5	N69°25'06\"E	151.25
L6	N33°37'36\"W	38.74
L7	N33°37'36\"W	75.34
L8	N72°10'24\"E	7.27
L9	N21°05'49\"W	22.33
L10	N81°02'37\"E	37.20
L11	N86°25'36\"W	23.96
L12	N21°05'49\"W	14.87
L13	N69°21'24\"E	80.59
L14	N33°37'36\"W	157.93'
L15	N69°25'06\"E	207.96'
L16	(208.88' PER 797/138 O.R.)	106.00
L17	N131°44'44\"W	3.41'

DATA FOR THIS PAGE ONLY

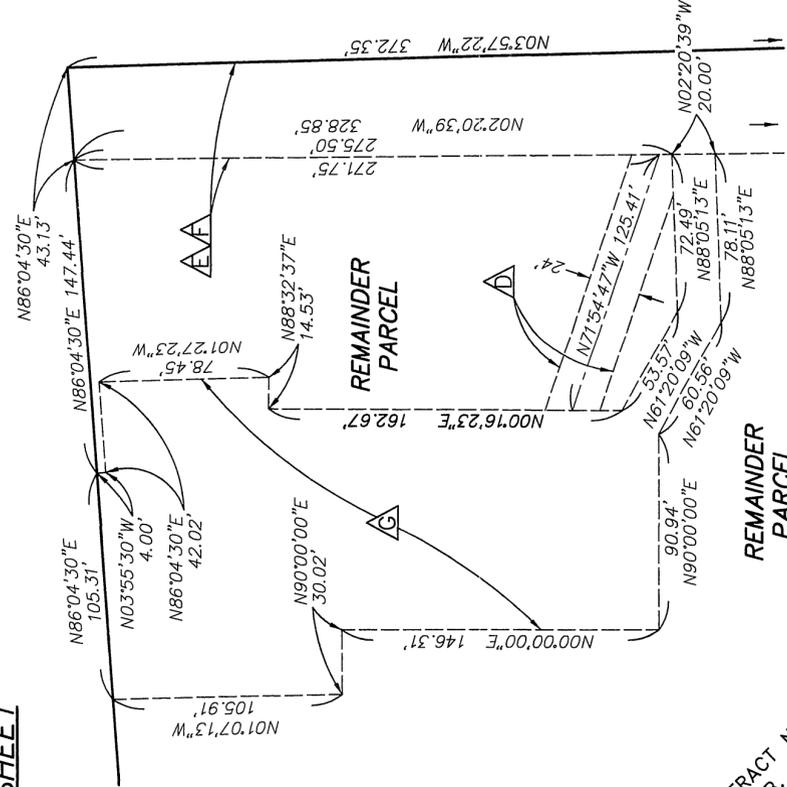
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	52°48'00\"	57.00	52.53	28.30
C2	247°3'00\"	500.00	211.33	107.27
C5	2°48'46\"	500.00	24.55	12.28
C6	247°3'00\"	533.00	225.28	114.35
C7	13°08'19\"	533.00	122.23	61.38
C8	50°43'44\"	125.00	110.67	59.26
C9	12°31'47\"	87.00	19.03	9.55
C10	77°51'34\"	78.00	105.99	63.00
C11	12°31'47\"	87.00	19.03	9.55
C12	04°33'26\"	533.00	42.39	21.21
C13	06°37'15\"	533.00	60.66	30.36
C14	01°11'18\"	467.00	9.69	4.84
C15	1°42'18\"	533.00	15.86	7.93
C16	6°59'41\"	533.00	65.07	32.58

TRACT NO. 31147-1

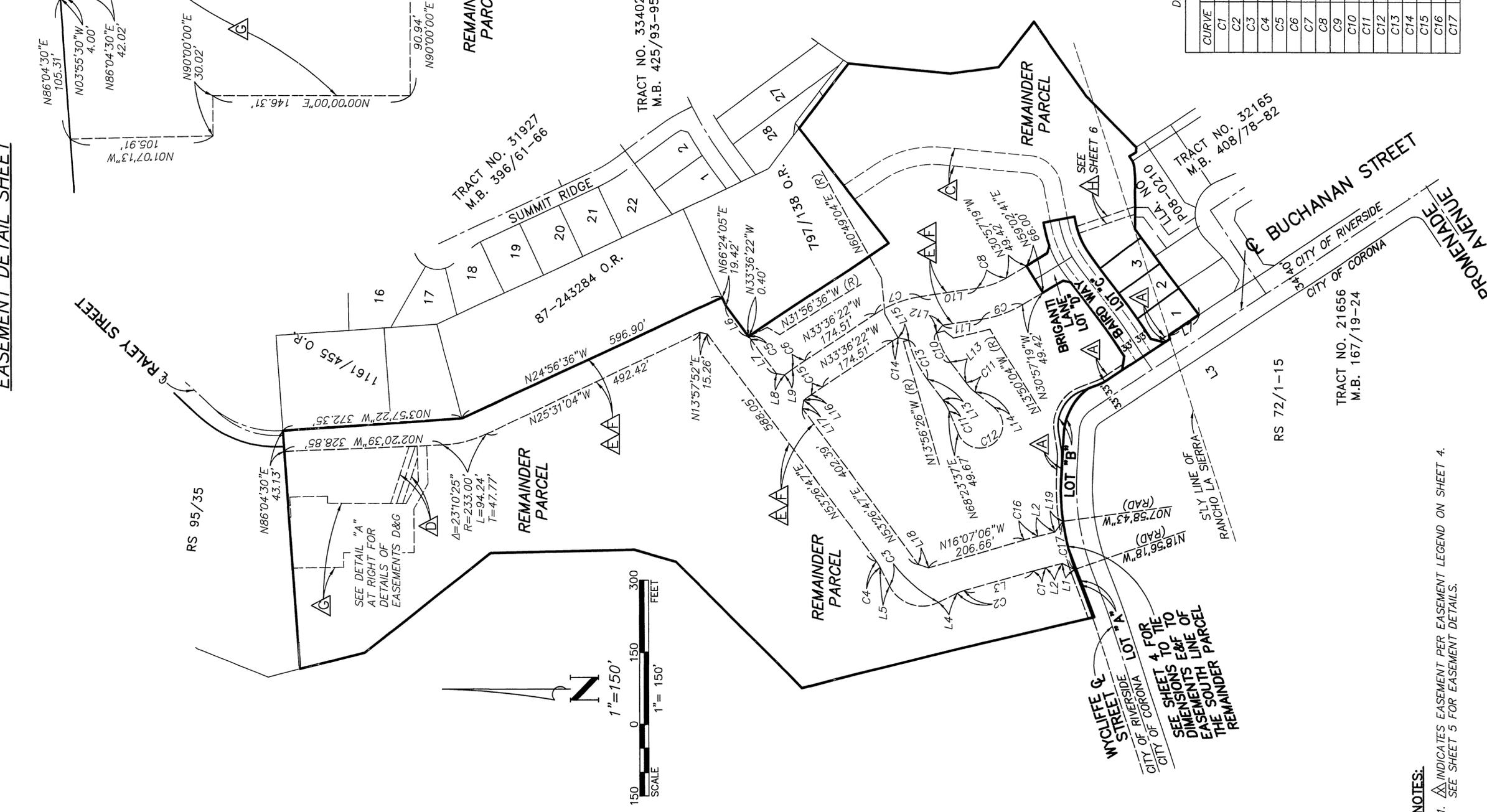
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF A PORTION OF RANCHO LA SIERRA AND RANCHO EL SOBRANTE DE SAN JACINTO
IN SECTIONS 15, 16, 21, & 22, T3S, R6W, S.B.M., AS SHOWN BY UNITED STATES GOV. SURVEY

SDH & ASSOCIATES, INC., RIVERSIDE, CALIFORNIA
MARCH 2009

EASEMENT DETAIL SHEET



DETAIL "A"
N.T.S.



DATA FOR THIS PAGE ONLY

LINE	BEARING	LENGTH
L1	N25°48'07"E	28.28
L2	N13°27'29"W	36.31
L3	N16°07'06"W	149.76
L4	N26°07'06"W	43.50
L5	N63°26'48"E	43.50
L6	N53°26'16"E	78.54
L7	N53°26'47"E	89.57
L8	N08°26'47"E	16.97
L9	N36°33'13"W	19.91
L10	N08°43'57"W	119.60
L11	N08°43'57"W	82.42
L12	N50°28'49"W	20.03
L13	N53°23'41"E	54.40
L14	N38°23'45"E	49.67
L15	N13°35'50"E	22.56
L16	N36°33'13"W	19.91
L17	N81°33'13"W	16.97
L18	N18°39'51"E	22.82
L19	N52°43'07"W	28.28

DATA FOR THIS PAGE ONLY

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°39'37"	567.00	26.33	13.16
C2	10°00'00"	85.00	14.84	7.44
C3	89°33'54"	76.00	118.80	75.43
C4	10°00'01"	85.00	14.84	7.44
C5	4°36'37"	100.00	8.05	4.03
C6	2°56'51"	633.00	32.56	16.29
C7	24°52'25"	233.00	101.15	51.39
C8	22°13'22"	167.00	64.77	32.80
C9	22°13'22"	233.00	90.37	45.76
C10	22°46'15"	170.00	67.56	34.23
C11	14°59'56"	103.00	26.96	13.56
C12	209°59'52"	48.00	175.93	-
C13	22°39'53"	230.00	90.98	46.09
C14	04°25'26"	167.00	12.89	6.45
C15	02°56'51"	567.00	29.17	14.59
C16	02°39'37"	633.00	29.39	14.70
C17	10°57'35"	533.00	101.95	51.13

NOTES:
 1. INDICATES EASEMENT PER EASEMENT LEGEND ON SHEET 4.
 SEE SHEET 5 FOR EASEMENT DETAILS.

Z:\18027-000_SPH_TR_31147\SURVEY DATA\MAPPING\Phased Tract Map_Nov 2008\F023705.dwg 2/18/2009

36/432
CORS

TRACT NO. 31147-1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 BEING A SUBDIVISION OF A PORTION OF RANCHO LA SIERRA AND RANCHO EL SOBRANTE DE SAN JACINTO
 IN SECTIONS 15, 16, 21 & 22, T3S, R6W, S.B.M., AS SHOWN BY UNITED STATES GOV. SURVEY
 SDH & ASSOCIATES, INC., RIVERSIDE, CALIFORNIA
 MARCH 2009

SHEET 6 OF 6 SHEETS

SEE SHEET 3 OF 6

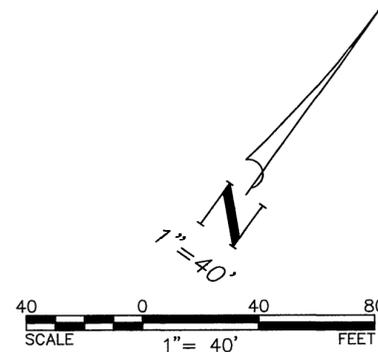
RIGHT OF WAY PER DOCUMENT
 RECORDED OCTOBER 24, 2006 AS
 INSTRUMENT NO. 2006-0779943
 OFFICIAL RECORDS OF RIVERSIDE
 COUNTY.

DATA FOR THIS PAGE ONLY

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	1°53'40"	633.00	20.93	10.47
C2	1°01'05"	633.00	11.25	5.62
C3	2°54'45"	633.00	32.18	16.09
C4	2°54'45"	600.00	30.50	15.25
C5	25°33'59"	200.00	89.24	45.38
C6	2°54'45"	567.00	28.82	14.41
C7	5°35'02"	200.00	19.49	9.75
C8	19°58'57"	200.00	69.75	35.23
C9	25°33'59"	167.00	74.52	37.89
C10	17°12'12"	167.00	50.14	25.26
C11	5°09'09"	167.00	15.02	7.51
C12	9°23'55"	233.00	38.22	19.15
C13	10°35'02"	200.00	36.94	18.52

DATA FOR THIS PAGE ONLY

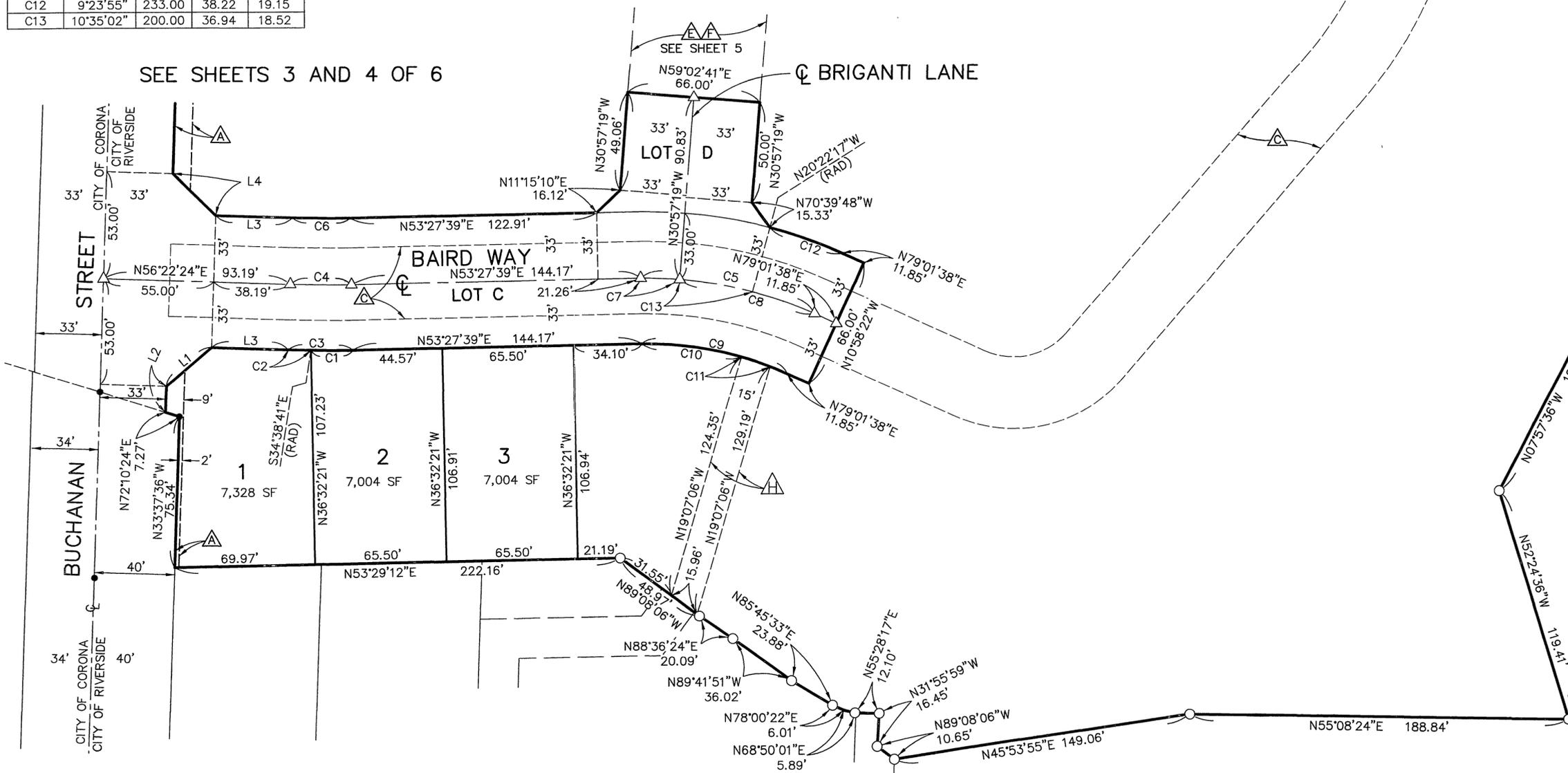
LINE DATA		
LINE	BEARING	LENGTH
L1	N14°05'59"E	29.73
L2	N33°37'36"W	13.19'
L3	N56°22'24"E	38.19'
L4	N81°21'11"W	29.73



REMAINDER PARCEL

27.252 ACRES

SEE SHEETS 3 AND 4 OF 6



ENGINEER'S NOTES

SEE SHEET 4

EASEMENT NOTE

- ▲ INDICATES AN EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE FOR MULTI PURPOSE RECREATIONAL TRAIL FOR NON MOTORIZED USES. SEE SHEET 4 FOR EASEMENT DETAILS.
- ▲ INDICATES A 36' WIDE EASEMENT TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION AND SEWER FACILITY PURPOSES, PER DOCUMENT NO. 2007-0549257, OFFICIAL RECORDS.
- ▲ INDICATES A 15-FOOT WIDE PRIVATE DRAINAGE EASEMENT

M.B. 432 / 37

M.B. 432 / 37