

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, LOT "A" (CHOI DRIVE), LOT "B" (HORIZON VIEW DRIVE), LOT "C" (PITCAIRN STREET), LOT "D" (KINGDOM DRIVE), AND LOTS "E" THROUGH "G" (BARRIER STRIPS).

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS 2" P.U.E." AS SHOWN ON THE ATTACHED MAP.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS OF VARIOUS SIZES AND WIDTHS OVER LOTS 6 & 7 SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR ACCESS TO STORM DRAIN FACILITIES, THE EASEMENTS OF VARIOUS SIZE AND WIDTH OVER LOT 6 SHOWN HEREON.

WE FURTHER DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT FOR RESTRICTED USE, FOR OPEN SPACE PURPOSES, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, EQUIPMENT OR EARTH-FILL DEPOSIT, FENCES AND NON-NATIVE VEGETATION; AND NATIVE VEGETATION REMOVAL IS PROHIBITED ON THE AREAS SHOWN AS "OPEN SPACE EASEMENT" SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH OPEN SPACE EASEMENTS.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE MULTI-PURPOSE RECREATIONAL TRAIL EASEMENTS, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, THE EASEMENTS DESIGNATED AS "WATER COURSE EASEMENTS". THESE EASEMENT AREAS ARE SUBJECT TO PERIODIC FLOODING AND ACCOMPANYING HAZARDS AND SHOULD BE KEPT FREE FROM PARTICULAR STRUCTURES OR IMPROVEMENTS THAT MAY ENDANGER LIFE OR PROPERTY OR SIGNIFICANTLY RESTRICT THE CARRYING CAPACITY OF THE WATER COURSE, AND WHICH USES AND LIMITATIONS ARE FURTHER DEFINED IN SECTION 19.51 OF THE RIVERSIDE MUNICIPAL CODE. FURTHERMORE, THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE "WATER COURSE EASEMENTS".

EMPIRE HOMES RIVERSIDE 72 LP, A CALIFORNIA LIMITED PARTNERSHIP BY EMPIRE HOMES INC., A CALIFORNIA CORPORATION, GENERAL PARTNER

BY: [Signatures]

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST RECORDED JULY 22, 2003 AS INSTRUMENT NO. 2003-546170 OF OFFICIAL RECORDS.

BY: Tom Roberts, Asst. Vice-President; Gary Francis, Asst. Secretary

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON January 23, 2004 BEFORE ME, Katherine A. Romero a NOTARY PUBLIC, PERSONALLY

APPEARED Russell Van Cleave + Chris Taylor PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE 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.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature of Katherine A. Romero]

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY

MY COMMISSION EXPIRES SEPTEMBER 27, 2006

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON January 26, 2004 BEFORE ME, Andrea J. Berry a NOTARY PUBLIC, PERSONALLY

APPEARED Tom Roberts + Gary Francis PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE 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.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature of Andrea J. Berry]

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

MY COMMISSION EXPIRES DEC. 30, 2005

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

1. A RIGHT OF WAY RESERVED TO RIVERSIDE WATER COMPANY AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

THE EXACT LOCATION OF SAID RIGHT OF WAY IS NOT DISCLOSED BY RECORD, AND THEREFORE, IS NOT PLOTTABLE HEREON.

DATED: 2/13, 2004

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

[Signature of Thomas P. Evans]

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

TRACT NO. 28907

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. FEBRUARY, 2003 LAKE FOREST, CA

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$ 28,900.

DATED: 2/10, 2004

PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$28,900 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 THE BOARD OF SUPERVISORS.

DATED: Feb. 13, 2004

CASH TAX BOND

NANCY ROMERO CLERK OF THE BOARD OF SUPERVISORS

PAUL MCDONNELL COUNTY TAX COLLECTOR

BY: [Signature] 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. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN ON SAID PROPERTY.

DATED: 2/13, 2004

PAUL C. SUNDEEN, CITY TREASURER

BY: [Signature] DEPUTY

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, HOLDER OF AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED JULY 19, 1978 AS INSTRUMENT NO. 149329 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE SANTA ANA WATERSHED PROJECT AUTHORITY, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1988 AS INSTRUMENT NO. 119002 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

MARCH INLAND AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, HOLDER OF AN EASEMENT FOR THE PASSAGE OF AIRCRAFT, MILITARY AND CIVILIAN, AND INCIDENTAL PURPOSES, RECORDED MAY 29, 2003 AS DOCUMENT NO. 2003-38568 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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: 2/17, 2004

MARK S. BROWN L.S. 5665 LIC. EXP. 9/30/03 CITY SURVEYOR

BY: [Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 31TH DAY OF OCTOBER 1989, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953, BY JOHN R. BYERLY, INCORPORATED.

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 PARCELS 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 DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: 2/13, 2004

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

BY: [Signature]

RECORDER'S STATEMENT

FILED THIS 4th DAY OF March, 2004, AT 8:00 AM PM

IN BOOK 351 OF MAPS, AT PAGES 70-75, AT THE REQUEST OF CITY CLERK OF RIVERSIDE, CALIFORNIA

NO. 2004-0152707

FEE \$17.00

GARY L. ORSO, 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 CANAAN DEVELOPMENT CORPORATION IN NOVEMBER 2001. 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.

[Signature of Brian K. Mickelson]

DATED: Jan. 23, 2004

BRIAN K. MICKELSON PROFESSIONAL LAND SURVEYOR NO. 7320 EXPIRES 6/30/05



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. 28907, WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 19, 1998 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.

DATED: Feb 17th, 2004

THOMAS J. BOYD R.C.E. 36170 LIC. EXP. 6/30/04 CITY ENGINEER

BY: [Signature]

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. 28907.

LOT "A" (CHOI DRIVE), LOT "B" (HORIZON VIEW DRIVE), LOT "C" (PITCAIRN STREET) AND LOT "D" (KINGDOM DRIVE) ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AND LOTS "E" THROUGH "G" ARE HEREBY ACCEPTED AS BARRIER STRIPS.

EASEMENTS DESIGNATED AS 2" P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE EASEMENTS DESIGNATED "OPEN SPACE EASEMENT" ARE HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.

THE EASEMENTS DESIGNATED "MULT-PURPOSE RECREATIONAL TRAIL EASEMENTS" ARE HEREBY ACCEPTED AS MULTI-PURPOSE RECREATIONAL TRAIL PURPOSES.

THE EASEMENTS DESIGNATED "WATER COURSE EASEMENT" ARE HEREBY ACCEPTED FOR WATER COURSE AND DRAINAGE PURPOSES.

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

THE EASEMENTS DESIGNATED AS "STORM DRAIN ACCESS PURPOSES" ARE HEREBY ACCEPTED FOR ACCESS OF STORM DRAIN FACILITIES.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME HERETO 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 2nd DAY OF March, 2004.

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

BY: [Signature]

SURVEYOR'S NOTES

BASIS OF BEARINGS FOR THIS MAP IS THE LINE COMMON TO SECTION 13 AND SECTION 24, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, BETWEEN THE ONE QUARTER CORNER COMMON TO SAID SECTIONS 13 AND 24 AND THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24 OF SAID TOWNSHIP AND RANGE, AS SHOWN ON A RECORD OF SURVEY FILED OCTOBER 3, 2000 IN BOOK 109, PAGES 18 AND 19 OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 89° 59' 53" EAST.

● INDICATES FOUND MONUMENT AS NOTED BELOW.

■ INDICATES SEARCHED AND FOUND NOTHING. A 1-INCH IRON PIPE WITH PLASTIC CAP, OR A SPIKE AND WASHER, OR A LEAD PLUG WITH TAG MARKED "LS 7320" SET FLUSH, UNLESS OTHERWISE NOTED.

A 1-INCH IRON PIPE WITH PLASTIC CAP, A SPIKE AND WASHER IN ASPHALT, OR A LEAD PLUG WITH TAG IN CONCRETE ALL SET FLUSH, ALL MARKED "LS 7320", SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED, UPON COMPLETION OF IMPROVEMENTS.

▲ INDICATES SET SPIKE AND WASHER FLUSH TAGGED LS 7320, UNLESS OTHERWISE NOTED.

○ FOUND SPIKE AND WASHER TAGGED LS 7320 PER THE MAP OF TRACT NO. 28907-1 M.B. 338/26-32.

THIS TRACT CONTAINS 76.455 ACRES

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

TRACT NO. 28907

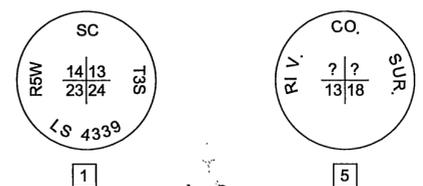
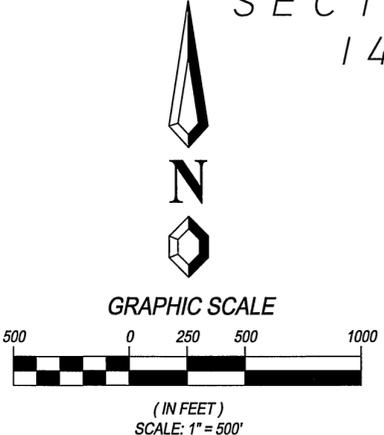
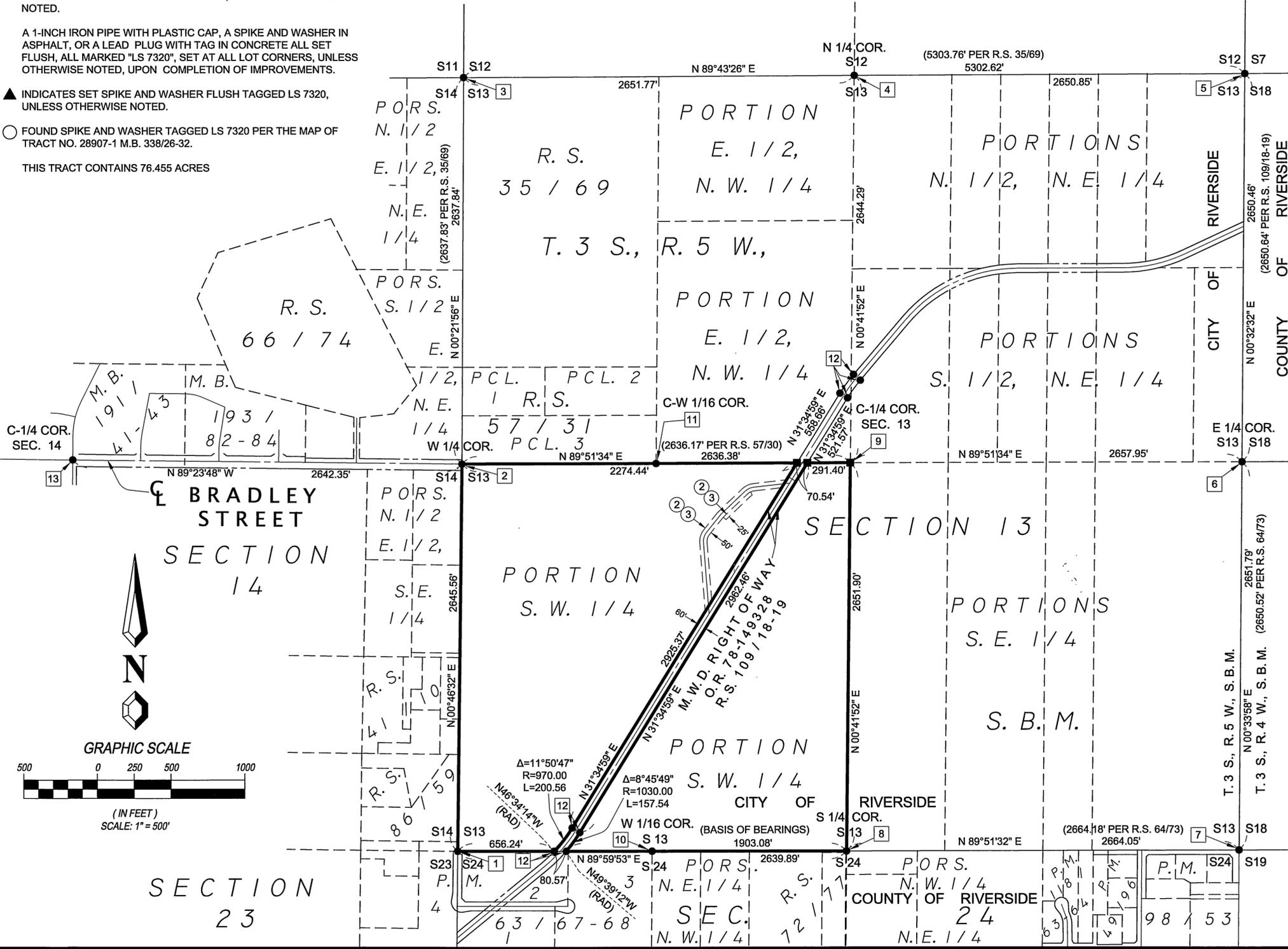
BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. FEBRUARY, 2003
LAKE FOREST, CA

BOUNDARY AND SURVEYOR'S NOTES
SEE SHEET 3 OF 6 FOR EASEMENT NOTES

MONUMENT NOTES

- 1 FOUND 2" IRON PIPE WITH 2" BRASS DISK, FLUSH, STAMPED AS SHOWN BELOW, PER R.S. 109/18-19, R.S. 56/59, R.S. 72/77, P.M. 63/67-68 & R.S. 64/73.
- 2 FOUND 1" IRON PIPE WITH PLUG & TAG MARKED "L.S. 3018", UP 0.4'. ACCEPTED AS THE 1/4 CORNER COMMON TO SECTIONS 13 & 14, PER R.S. 86/89, M.B. 193/82-84 & M.B. 191/41-43.
- 3 FOUND 2" IRON PIPE WITH CONCRETE PLUG & TAG MARKED "L.S. 3547", DOWN 0.3'. ACCEPTED AS THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 & 24. NO REFERENCE.
- 4 FOUND 3/4" IRON PIPE WITH ILLEGIBLE TAG, UP 0.2'. ACCEPTED AS THE 1/4 CORNER COMMON TO SECTIONS 12 & 13, PER R.S. 35/69.
- 5 FOUND 2" IRON PIPE WITH 2" BRASS DISK, PARTIALLY ILLEGIBLE, UP 0.1', STAMPED AS SHOWN BELOW, PER R.S. 109/18-19.
- 6 FOUND 1" IRON PIPE WITH CONCRETE PLUG & TAG MARKED "R.C.E. 862", UP 0.1'. ACCEPTED AS THE 1/4 CORNER COMMON TO SECTIONS 13 & 18, PER R.S. 109/18-19 & R.S. 64/73.
- 7 FOUND 1-1/2" IRON PIPE WITH PLUG & ILLEGIBLE TAG, FLUSH. ACCEPTED AS THE SECTION CORNER COMMON TO SECTIONS 13, 18, 19 & 24, PER R.S. 72/77, P.M. 98/53, R.S. 64/73, P.M. 49/96 & P.M. 24/60.
- 8 FOUND 3/4" IRON PIPE WITH NO TAG, UP 0.5'. ACCEPTED AS THE 1/4 CORNER COMMON TO SECTIONS 13 & 24, PER R.S. 109/18-19, R.S. 72/77, R.S. 64/73, P.M. 49/96 & P.M. 24/60.
- 9 SEARCHED FOR, NOTHING FOUND. POSITION ESTABLISHED BY INTERSECTION, PER SECTION 3-89 OF THE MANUAL OF SURVEYING INSTRUCTIONS, 1973 EDITION.
- 10 FOUND 1" IRON PIPE WITH PLUG & TAG MARKED "R.C.E. 862", UP 0.8'. ACCEPTED AS THE W 1/16 CORNER COMMON TO SECTIONS 13 & 24, PER P.M. 63/67-68.
- 11 FOUND NAIL & TAG IN BOULDER MARKED "L.S. 3051". ACCEPTED AS THE C-W 1/16 CORNER IN SECTION 13. NO REFERENCE
- 12 FOUND 1-1/2" IRON PIPE WITH TAG MARKED "MWD L.S. 6599", FLUSH. ACCEPTED AS POINTS OF CURVATURE, PER R.S. 109/18-19.
- 13 FOUND 1" IRON PIPE WITH PLUG & ILLEGIBLE TAG, FLUSH. NO REFERENCE. ACCEPTED AS THE CENTER 1/4 CORNER OF SECTION 14, PER CITY OF RIVERSIDE CENTERLINE TIE PLAT, W.O. NO. 9925.



M.B. 351 / 71

M.B. 351 / 71

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72

M.B. 351 / 72

EASEMENT NOTES

- 1 A RIGHT OF WAY RESERVED TO RIVERSIDE WATER COMPANY AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

THE EXACT LOCATION OF SAID RIGHT OF WAY IS NOT DISCLOSED BY RECORD, AND THEREFORE, IS NOT PLOTTABLE HEREON.
 - 2 AN EASEMENT GRANTED IN FAVOR OF METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR ACCESS ROADS AND RIGHTS INCIDENTAL THERETO, RECORDED JULY 19, 1978 AS INSTRUMENT NO. 149329 OF OFFICIAL RECORDS.
 - 3 AN EASEMENT GRANTED IN FAVOR OF THE SANTA ANA WATERSHED PROJECT AUTHORITY, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING WATER PIPELINES AND RIGHTS INCIDENTAL THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, RECORDED MAY 4, 1988 AS INSTRUMENT NO. 119002 OF OFFICIAL RECORDS.
 - 4 AN EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO, BY THIS MAP.
 - 5 AN EASEMENT GRANTED IN FAVOR OF MARCH INLAND AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, FOR THE PASSAGE OF AIRCRAFT, MILITARY AND CIVILIAN, AND INCIDENTAL PURPOSES, RECORDED MAY 29, 2003 AS DOCUMENT NO. 2003-385558 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.
 - 6 EASEMENTS DEDICATED TO THE CITY OF RIVERSIDE AND THE PUBLIC FOR WATER COURSE AND DRAINAGE PURPOSES, BY THIS MAP.
 - 7 AN EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR OPEN SPACE PURPOSES AND RIGHTS INCIDENTAL THERETO, BY THIS MAP.
 - 8 AN EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR MULTIPURPOSE RECREATIONAL TRAIL PURPOSES AND RIGHTS INCIDENTAL THERETO, BY THIS MAP.
 - 9 EASEMENTS DEDICATED TO THE CITY OF RIVERSIDE FOR STORM DRAIN PURPOSES AND RIGHTS INCIDENTAL THERETO, BY THIS MAP.
 - 10 EASEMENTS DEDICATED TO THE CITY OF RIVERSIDE FOR STORM DRAIN ACCESS PURPOSES AND RIGHTS INCIDENTAL THERETO, BY THIS MAP.
 - 11 EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR PUBLIC STREET & UTILITY PURPOSES RECORDED JULY 3, 2003 AS INSTRUMENT NO. 03-495227, OFFICIAL RECORDS.
 - 12 EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR PUBLIC STREET & UTILITY PURPOSES RECORDED JULY 3, 2003 AS INSTRUMENT NO. 03-495228, OFFICIAL RECORDS.
- DENOTES ITEM PLOTTED HEREON.

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

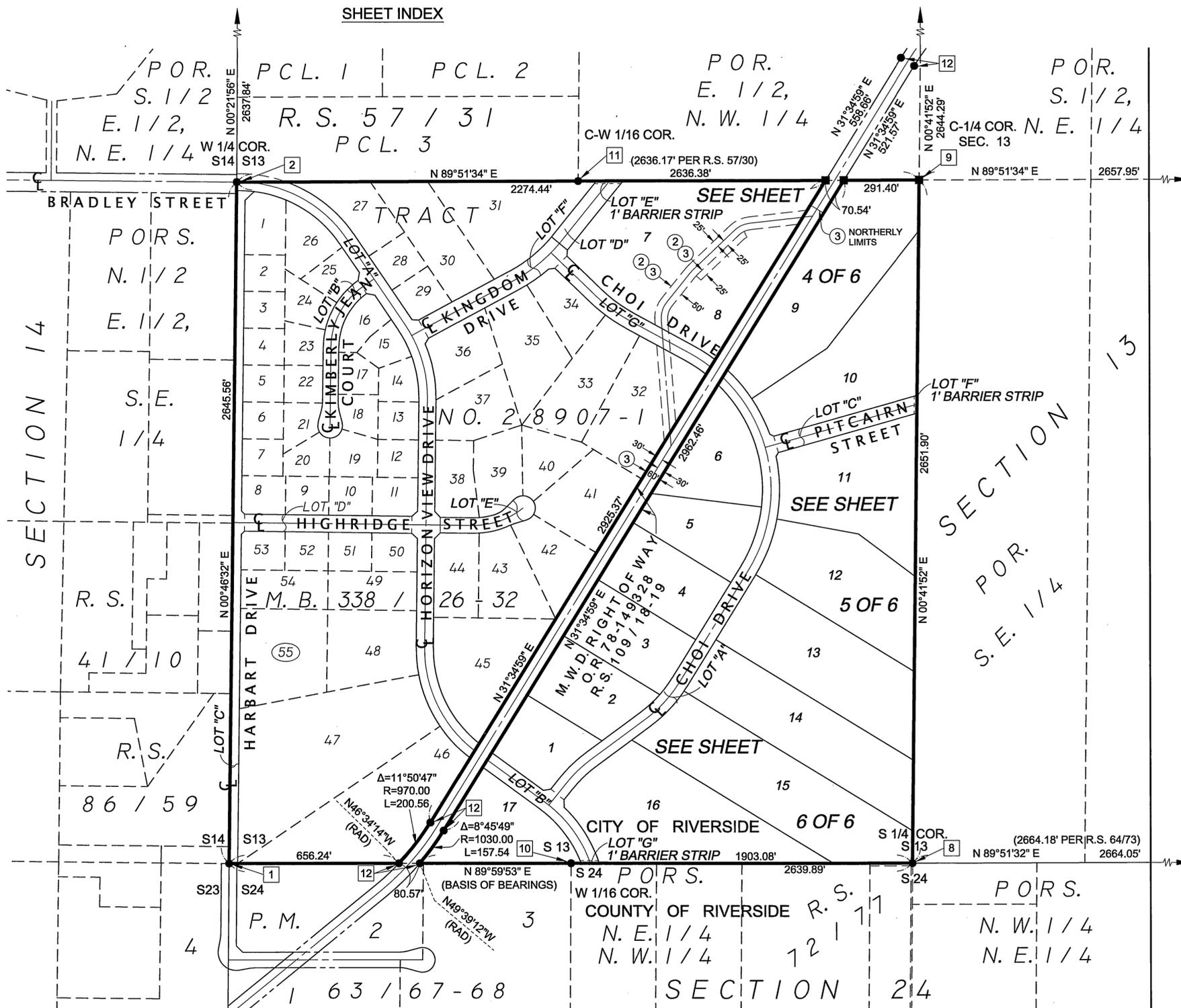
TRACT NO. 28907

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. FEBRUARY, 2003
LAKE FOREST, CA

SEE SHEET 2 OF 6 FOR BOUNDARY, MONUMENT NOTES & SURVEYOR'S NOTES

SHEET INDEX



GRAPHIC SCALE



(IN FEET)
SCALE: 1" = 300'

M.B. 351 / 72

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

TRACT NO. 28907

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. FEBRUARY, 2003
LAKE FOREST, CA

SEE SHEET 2 OF 6 FOR BOUNDARY & MONUMENT NOTES

SEE SHEET 3 OF 6 FOR EASEMENT NOTES

SURVEYOR'S NOTES

BASIS OF BEARINGS FOR THIS MAP IS THE LINE COMMON TO SECTION 13 AND SECTION 24, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, BETWEEN THE ONE QUARTER CORNER COMMON TO SAID SECTIONS 13 AND 24 AND THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24 OF SAID TOWNSHIP AND RANGE, AS SHOWN ON A RECORD OF SURVEY FILED OCTOBER 3, 2000 IN BOOK 109, PAGES 18 AND 19 OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 89° 59' 53" EAST.

- INDICATES FOUND MONUMENT AS NOTED BELOW.
 - INDICATES SEARCHED AND FOUND NOTHING. A 1-INCH IRON PIPE WITH PLASTIC CAP, OR A SPIKE AND WASHER, OR A LEAD PLUG WITH TAG MARKED "LS 7320" SET FLUSH, UNLESS OTHERWISE NOTED.
 - ▲ INDICATES SET SPIKE AND WASHER FLUSH TAGGED LS 7320, UNLESS OTHERWISE NOTED.
 - FOUND SPIKE AND WASHER TAGGED LS 7320 PER THE MAP OF TRACT NO. 28907-1 M.B. 338/26-32.
- A 1-INCH IRON PIPE WITH PLASTIC CAP, A SPIKE AND WASHER IN ASPHALT, OR A LEAD PLUG WITH TAG IN CONCRETE ALL SET FLUSH, ALL MARKED "LS 7320", SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED, UPON COMPLETION OF IMPROVEMENTS.

THIS TRACT CONTAINS 76.455 ACRES

LINE TABLE

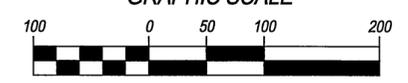
LINE	BEARING	LENGTH
L1	N05°51'07"E	24.01
L2	N04°18'59"W	16.58
L3	N38°28'36"E	146.34
L4	N62°45'13"W	16.37
L5	N31°14'49"E	16.37
L6	N64°20'43"E	33.33
L7	N44°30'53"E	13.87
L8	N05°48'34"E	64.90
L9	N11°26'20"W	45.40
L10	N72°31'46"W	47.70
L11	N78°33'40"E	15.83
L12	N72°31'46"W	30.21
L13	N11°26'20"W	13.71
L21	N30°30'59"W	91.89
L22	N10°34'54"W	84.21
L26	N50°16'30"W	80.00
L27	N05°51'07"W	24.01
L28	N15°45'12"W	66.00

CURVE TABLE

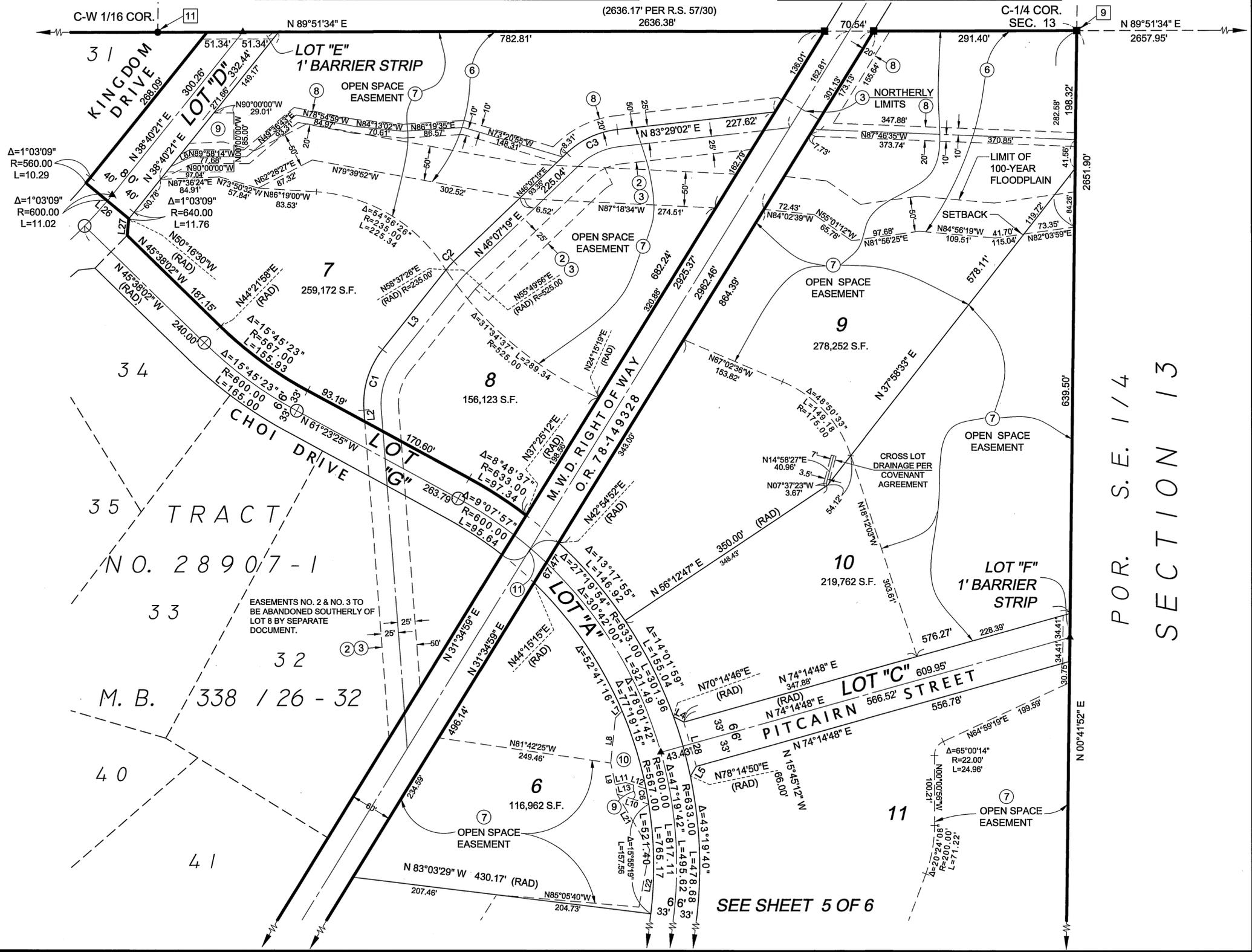
CURVE	DELTA	RADIUS	LENGTH
C1	42°47'35"	125.00	93.36
C2	7°38'43"	125.00	16.68
C3	37°21'43"	125.00	81.51
C4	58°41'35"	15.00	15.37
C5	84°17'15"	20.00	29.42
C6	2°14'25"	567.00	22.17



GRAPHIC SCALE



(IN FEET)
SCALE: 1" = 100'



SEE SHEET 5 OF 6

P.O.R. S.E. 1/4
SECTION 13

M.B. 351 / 73

M.B. 351 / 73

SURVEYOR'S NOTES

BASIS OF BEARINGS FOR THIS MAP IS THE LINE COMMON TO SECTION 13 AND SECTION 24, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, BETWEEN THE ONE QUARTER CORNER COMMON TO SAID SECTIONS 13 AND 24 AND THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24 OF SAID TOWNSHIP AND RANGE, AS SHOWN ON A RECORD OF SURVEY FILED OCTOBER 3, 2000 IN BOOK 109, PAGES 18 AND 19 OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 89° 59' 53" EAST.

- INDICATES FOUND MONUMENT AS NOTED BELOW.
- INDICATES SEARCHED AND FOUND NOTHING. A 1-INCH IRON PIPE WITH PLASTIC CAP, OR A SPIKE AND WASHER, OR A LEAD PLUG WITH TAG MARKED "LS 7320" SET FLUSH, UNLESS OTHERWISE NOTED.
- ▲ INDICATES SET SPIKE AND WASHER FLUSH TAGGED LS 7320, UNLESS OTHERWISE NOTED.
- FOUND SPIKE AND WASHER TAGGED LS 7320 PER THE MAP OF TRACT NO. 28907-1 M.B. 338/26-32.

THIS TRACT CONTAINS 76.455 ACRES

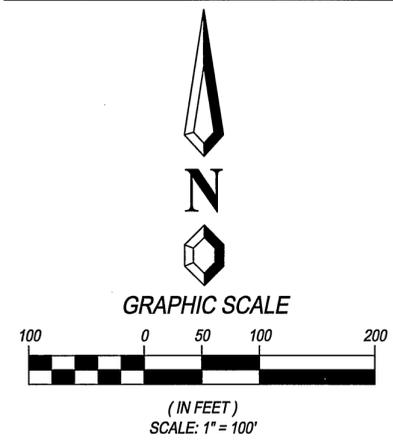
SEE SHEET 2 OF 6 FOR BOUNDARY & MONUMENT NOTES
SEE SHEET 3 OF 6 FOR EASEMENT NOTES

LINE TABLE

LINE	BEARING	LENGTH
L5	N31°14'49"E	16.37
L7	N44°30'53"E	13.87
L8	N05°48'34"E	64.90
L9	N11°26'20"W	45.40
L10	N72°31'46"W	47.70
L11	N78°33'40"E	15.83
L12	N72°31'46"W	30.21
L13	N11°26'20"W	13.71
L21	N30°30'59"W	91.89
L22	N10°34'54"W	84.21

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C6	2°14'25"	567.00	22.17
C7	21°51'57"	467.00	178.22
C8	21°51'57"	500.00	190.82
C9	21°51'57"	533.00	203.41
C10	9°51'23"	467.00	80.34
C11	2°02'11"	533.00	18.94

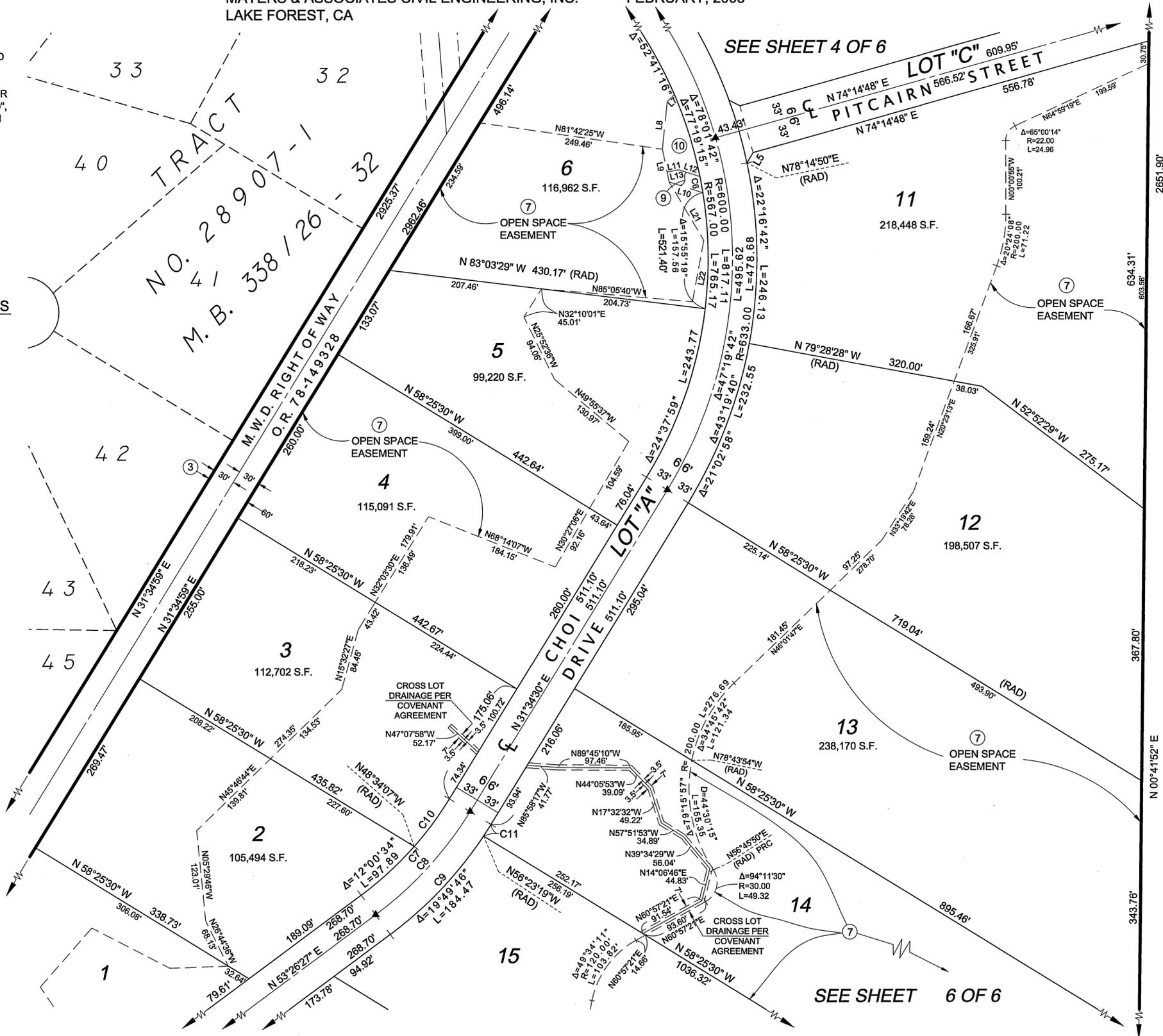


IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28907

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC.
LAKE FOREST, CA
FEBRUARY, 2003



P.O.R. S.E. 1 / 4
SECTION 13

M.B. 351 / 74

M.B. 351 / 74

SURVEYOR'S NOTES

BASIS OF BEARINGS FOR THIS MAP IS THE LINE COMMON TO SECTION 13 AND SECTION 24, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, BETWEEN THE ONE QUARTER CORNER COMMON TO SAID SECTIONS 13 AND 24 AND THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24 OF SAID TOWNSHIP AND RANGE, AS SHOWN ON A RECORD OF SURVEY FILED OCTOBER 3, 2000 IN BOOK 109, PAGES 18 AND 19 OF RECORDS OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 89° 59' 53" EAST.

- INDICATES FOUND MONUMENT AS NOTED BELOW.
- INDICATES SEARCHED AND FOUND NOTHING. A 1-INCH IRON PIPE WITH PLASTIC CAP, OR A SPIKE AND WASHER, OR A LEAD PLUG WITH TAG MARKED "LS 7320" SET FLUSH, UNLESS OTHERWISE NOTED.
- ▲ INDICATES SET SPIKE AND WASHER FLUSH TAGGED LS 7320, UNLESS OTHERWISE NOTED.
- FOUND SPIKE AND WASHER TAGGED LS 7320 PER THE MAP OF TRACT NO. 28907-1 M.B. 338/26-32.

THIS TRACT CONTAINS 76.455 ACRES

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

TRACT NO. 28907

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF

MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. FEBRUARY, 2003
LAKE FOREST, CA

SEE SHEET 2 OF 6 FOR BOUNDARY & MONUMENT NOTES

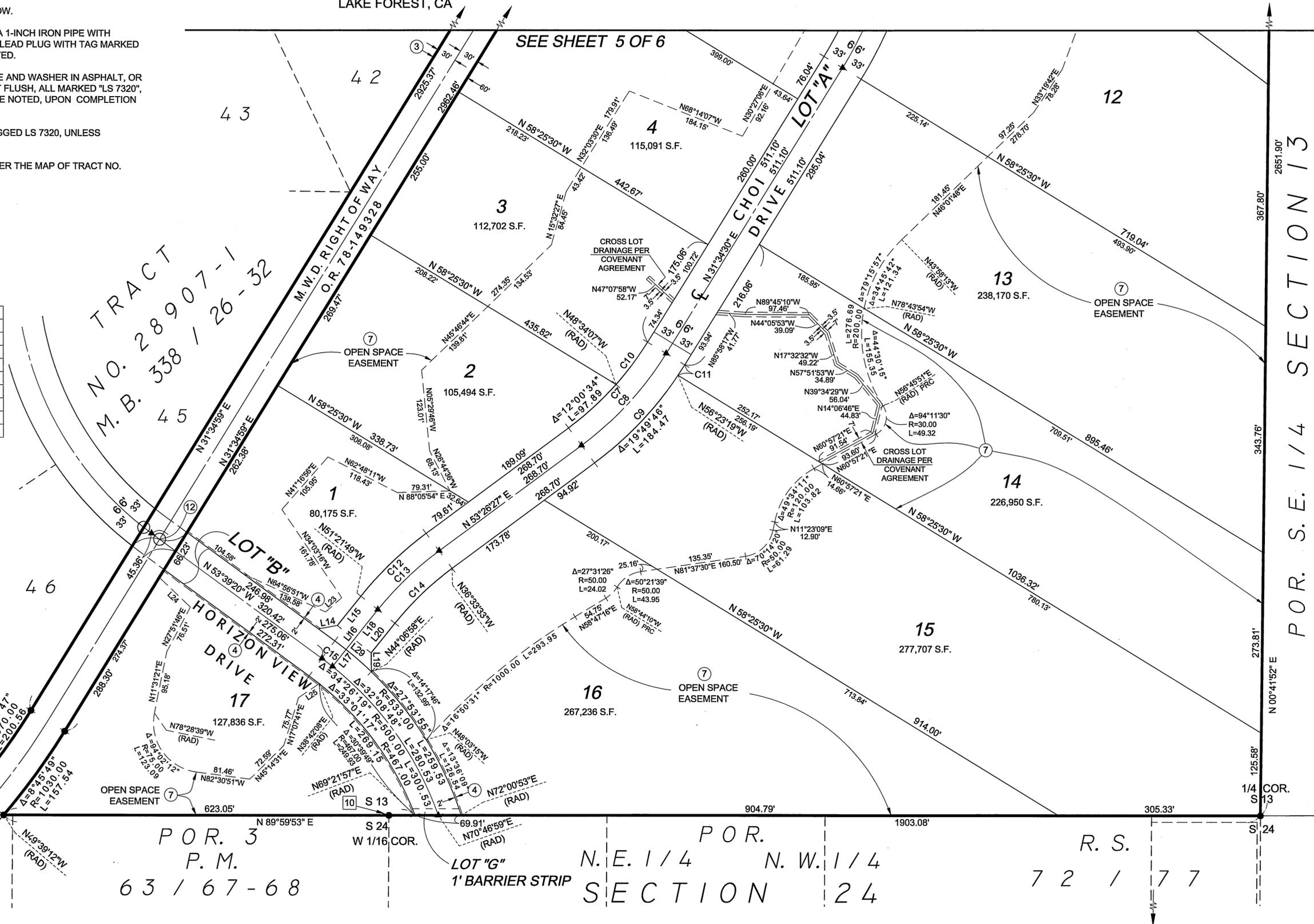
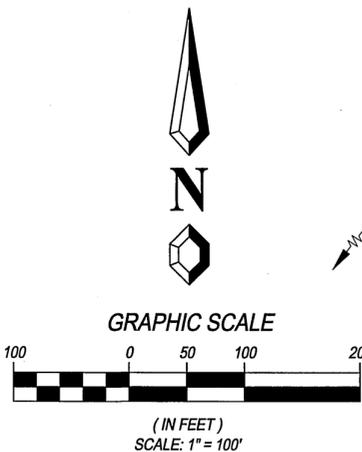
SEE SHEET 3 OF 6 FOR EASEMENT NOTES

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C7	21°51'57"	467.00	178.22
C8	21°51'57"	500.00	190.82
C9	21°51'57"	533.00	203.41
C10	9°51'23"	467.00	80.34
C11	2°02'11"	533.00	18.94
C12	14°48'16"	533.00	137.72
C13	14°48'16"	500.00	129.19
C14	14°48'16"	467.00	120.67
C15	2°17'31"	500.00	20.00

LINE TABLE

LINE	BEARING	LENGTH
L14	N79°39'11"E	29.13
L15	N38°38'11"E	57.02
L16	N38°38'11"E	110.34
L17	N38°38'11"E	52.89
L18	N38°38'11"E	57.45
L19	N00°37'26"W	28.28
L20	N38°38'11"E	57.88
L23	N48°22'54"E	32.76
L24	N46°10'04"W	65.22
L25	N55°44'45"E	37.81
L29	N50°37'03"W	66.01



TRACT NO. 28907-1
M.B. 338 / 26-32

P.O.R. 3
P.M.
63 / 67 - 68

P.O.R. N.E. 1/4 N.W. 1/4
SECTION 24

R.S. 72 / 77

P.O.R. S.E. 1/4 SECTION 13

M.B. 351 / 75

M.B. 351 / 75