

358/91

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 29296

THE SOUTHERLY 620.00 FEET OF THE NORTHERLY 1840 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY.

LAA ENGINEERING PERRIS, CA
MARCH 2004

RECORDER'S STATEMENT.

FILED THIS 30 DAY OF June, 2004.
AT 8:00 A.M. IN BOOK 358 OF
MAPS, AT PAGES 91-94, AT THE
REQUEST OF THE CITY CLERK.
NO. 0009-0501601
FEE \$13-

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER
BY: Amia B. Clark 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 TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED AS STORM DRAIN EASEMENT AND FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "3" P.U.E."

WE HEREBY REQUEST THAT LOT "J" ACCEPTED AS A BARRIER STRIP ON M.B. 234, PAGES 97-103 BE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING (EXCEPT WROUGHT IRON VIEW FENCING SUBJECT TO CITY APPROVAL), EQUIPMENT, AND EARTHFILL OR DEPOSIT, THE EASEMENTS/AREA DESIGNATED 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 THEREOF.

SWIFT VALLEY INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Frank L. Kim
FRANK L. KIM, MANAGING MEMBER

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT MAP 29296, LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "STORM DRAIN EASEMENT" IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES. THE EASEMENTS DESIGNATED AS "3" P.U.E. ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

THE BARRIER STRIP DESIGNATED AS LOT "J" ON M.B. 234, PAGES 97-103, IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS/AREA DESIGNATED "OPEN SPACE EASEMENT" ARE 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, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF June 2004.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: Colleen Nicol

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 \$6,900.

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT DATED May 11, 2004
PAUL McDONNELL NOT YET EXTENDED
COUNTY TAX COLLECTOR
BY: Helen Gessie DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$6,900 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 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 May 11, 2004 CASH TAX BOND

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISOR
BY: Helen Gessie DEPUTY

SIGNATURE OMISSIONS

PURSUANT SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, THEIR INTERESTS BEING SUCH THAT THEY CANNOT RIPEN INTO A FEE:

EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT NO. 352332, RECORDED OCTOBER 10, 1991, O.R., RIVERSIDE COUNTY

AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, 3/4 INTEREST; AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION, 1/4 INTEREST, IN INSTRUMENT RECORDED NOVEMBER 8, 1950 IN BOOK 1218 PAGE 211 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINES.

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 APPEARED ON THE TENTATIVE MAP OF TRACT 28774, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION MAY 7, 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 OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORK, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAS 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: June 9, 2004

THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/04
CITY ENGINEER
BY: Thomas Boyd

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: June 8, 2004

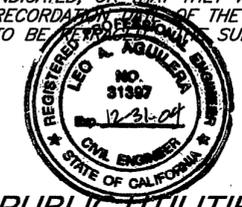
MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/05
CITY SURVEYOR
BY: Mark S. Brown

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 GOLDSTONE DEVELOPMENT, INC. ON APRIL 19, 2004. 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 OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: APRIL 14, 2004

Leo A. Aguilera
LEO A. AGUILERA R.C.E. 31397
LIC. EXPIRATION DATE: 12/31/04
CITY BUSINESS TAX CERTIFICATE NO. 105479 EXP. 9/28/2004



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

DATED: JUNE 3, 2004

THOMAS P. EVANS
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld

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 UPON SAID PROPERTY.

DATED: 6/8/04, 2004

PAUL C. SUNDEEN, CITY TREASURER
BY: Paul C. Sundeen

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON APRIL 16TH 2004, BEFORE ME, Andrew Margo
IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED FRANK L. KIM AND ANDREW MARGO PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/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.

NOTARY PUBLIC Andrew Margo
NAME PRINTED Andrew Margo
PRINCIPAL OFFICE IN ORANGE COUNTY
MY COMMISSION EXPIRES May, 2007

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON _____ 2004, BEFORE ME,
IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED _____ AND _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/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.

NOTARY PUBLIC _____
NAME PRINTED _____
PRINCIPAL OFFICE IN _____
MY COMMISSION EXPIRES _____

SOIL REPORT

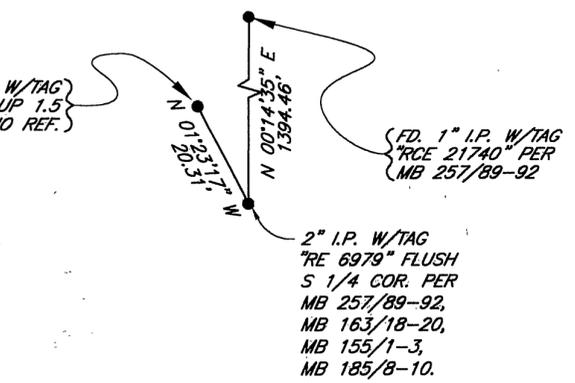
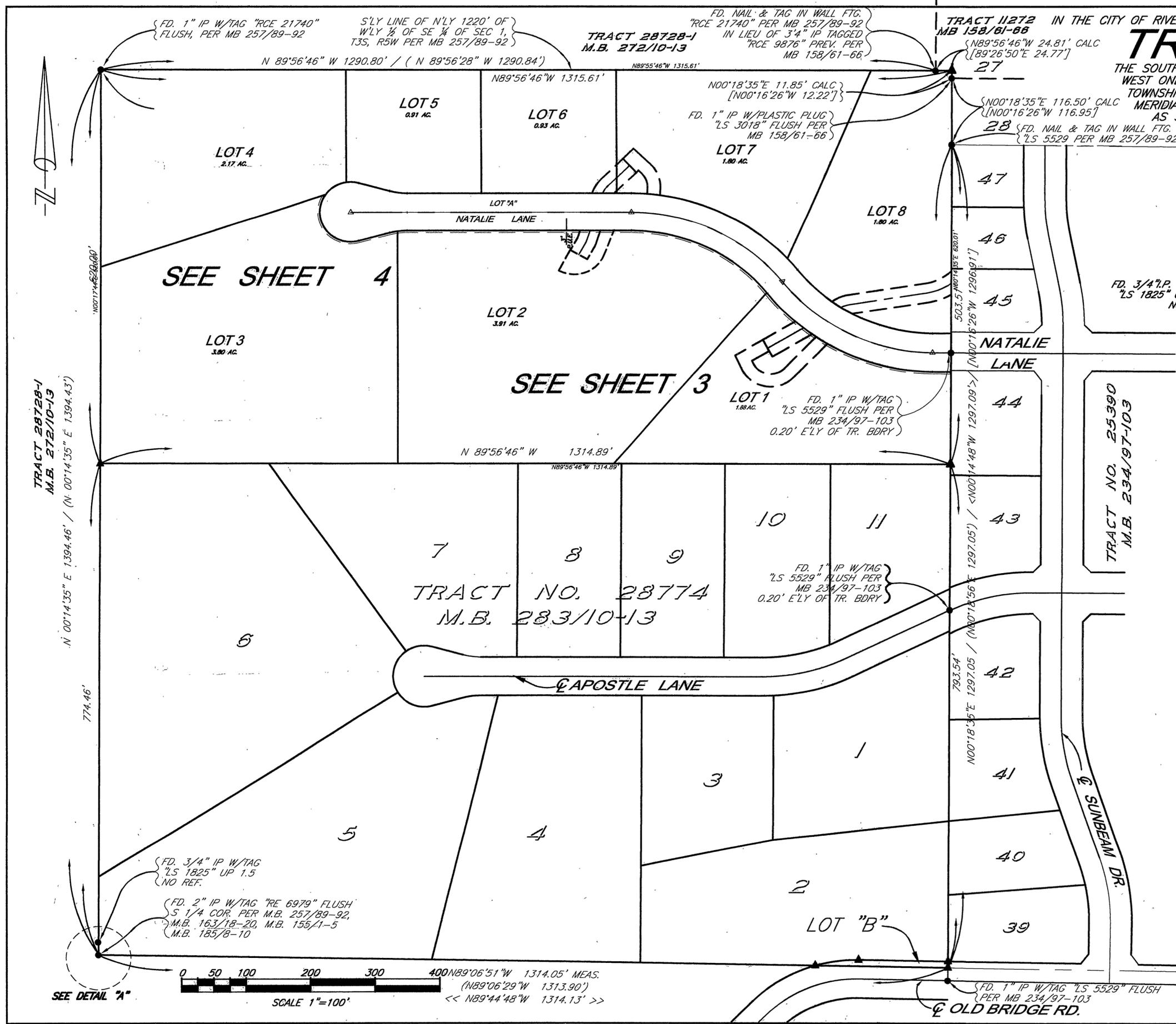
A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 28 DAY OF JULY, 1999 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY JOHN R. BYERLY, INC.

M.B. 358/91

TRACT NO. 29296

THE SOUTHERLY 620.00 FEET OF THE NORTHERLY 1840 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY.

LAA ENGINEERING PERRIS, CA
MARCH 2004



DETAIL "A"
NOT TO SCALE

ENGINEER'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SEC 1, T3S, R5W, SBM BEARING N 00°14'35" E AS SHOWN ON MB 257/89-92.
2. ○ SEARCHED FOUND NOTHING.
3. ● INDICATES FOUND MONUMENT AS NOTED.
4. ▲ INDICATES FOUND 1" I.P. TAGGED "RE 21884", FLUSH, PER TRACT NO. 28774, M.B. 283/10-13
5. △ INDICATES SET GEAR SPIKE AND WASHER TAGGED "RE 31397", FLUSH, UNLESS OTHERWISE NOTED.
6. ⊙ INDICATES SET 1" I.P. TAGGED "RE 31397", FLUSH UNLESS OTHERWISE NOTED.
7. SET 1" I.P. TAGGED "RE 31397", FLUSH AT REAR LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
8. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG "RE 31397" SET IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINE.
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
10. () INDICATES RECORD DATA PER MB 257/89-92.
11. [] INDICATES RECORD DATA PER MB 158/61-66.
12. < > INDICATES RECORD DATA PER MB 234/97-103.
13. << >> INDICATES RECORD DATA PER MB 185/8-10.
14. THIS TRACT CONTAINS 18.72 ACRES.



TRACT NO. 29296

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
THE SOUTHERLY 620.00 FEET OF THE NORTHERLY 1840 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY.

LAA ENGINEERING PERRIS, CA
MARCH 2004

FD. NAIL & TAG IN WALL FTG.
"RCE 21740" PER MB 257/89-92
IN LIEU OF 3" I.P. TAGGED
"RCE 9876" PREV. PER
MB 158/61-66

TRACT 4272
MB 158/61-66

{N89°56'46"W 24.81' CALC
{89°26'50"E 24.77'}
{N00°18'35"E 11.85' CALC
{N00°16'26"W 12.22'}

FD. 1" I.P. W/PLASTIC PLUG
{LS 3018" FLUSH PER
MB 158/61-66

28
{N00°18'35"E 116.50' CALC
{00°16'26"W 116.95'}

45
FD. 1" I.P. W/TAG
{LS 5529" FLUSH
PER M.B. 234/97-103

LOT "J"
EXIST. 1" B.S.

NATALIE LANE
{N89°45'12"E 173.00'}
{N89°41'27"E 173.02'}
FD. 1" I.P. W/TAG
{LS 5529" FLUSH PER
MB 234/97-103
{0.20" E'LY OF TR. BDRY

TRACT 28728-1
M.B. 272/10-13

S'LY LINE OF N'LY 1220' OF
W'LY 1/4 OF SE 1/4 OF SEC 1,
T3S, R5W PER MB 257/89-92

N89°56'46"W 1290.80' / (N89°56'28"W 1290.84')

209.00'
N89°56'46"W 1315.61'

394.09'

N89°29'46"E 251.99'

125.00'

N79°30'40"W 172.62'

417.49'

202.48'

N00°18'35"E 620.01'

N00°14'48"W 1297.05' / (N00°16'26"W 1296.91')

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

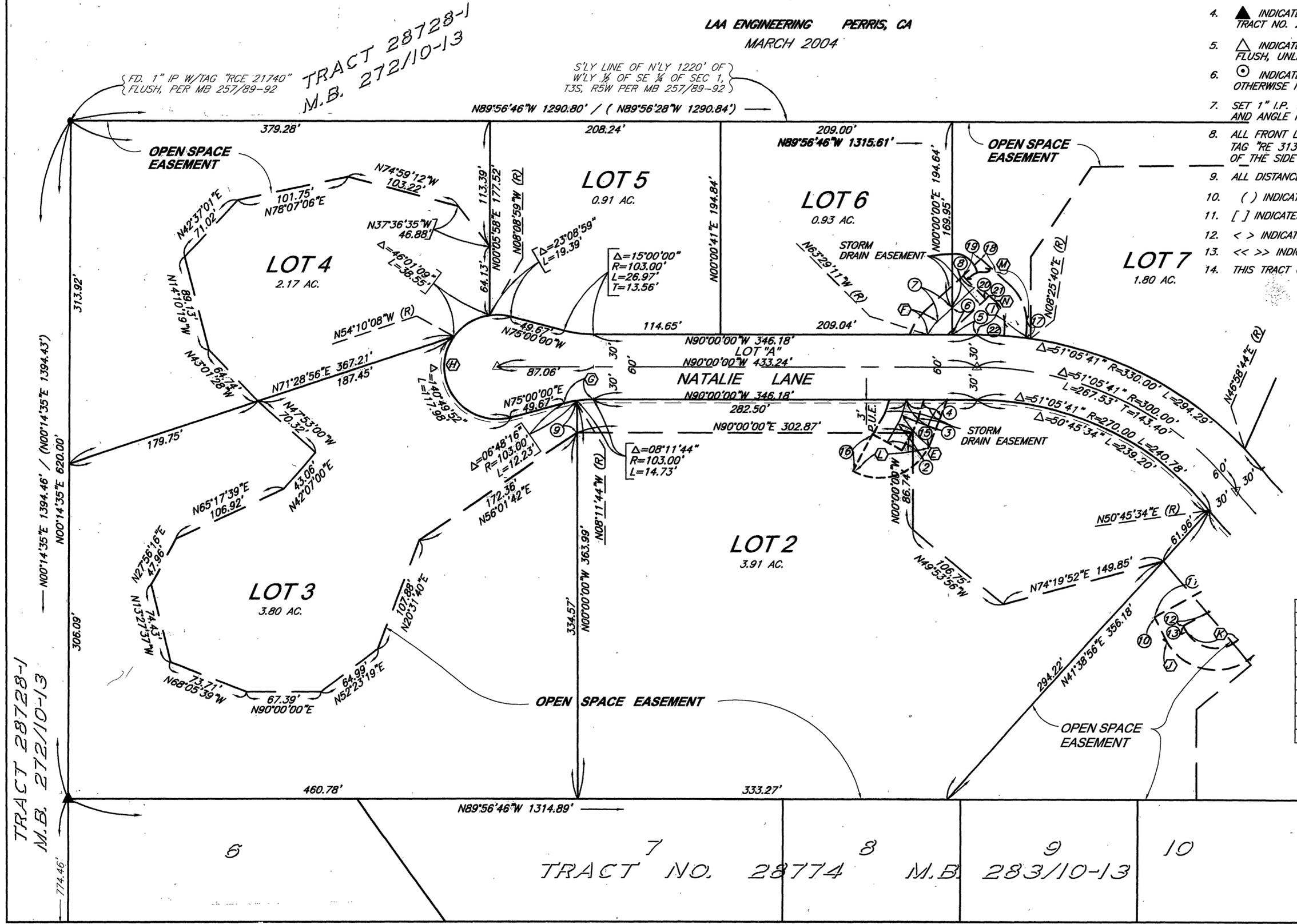
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LAA ENGINEERING PERRIS, CA
MARCH 2004

ENGINEER'S NOTES:

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7. SET 1" I.P. TAGGED "RE 31397", FLUSH AT REAR LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
8. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG "RE 31397" SET IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINE.
9. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
10. () INDICATES RECORD DATA PER MB 257/89-92.
11. [] INDICATES RECORD DATA PER MB 158/61-66.
12. < > INDICATES RECORD DATA PER MB 234/97-103.
13. << >> INDICATES RECORD DATA PER MB 185/8-10.
14. THIS TRACT CONTAINS 18.72 ACRES.



LINE TABLE

BEARING	DISTANCE
① N29°10'44"E	20.00'
② N17°07'23"E	13.60'
③ N90°00'00"E	63.68'
④ N90°00'00"W	22.50'
⑤ N00°00'00"W	24.69'
⑥ N46°29'28"E	17.63'
⑦ N46°29'28"E	27.64'
⑧ N00°00'00"W	29.42'
⑨ N25°34'07"W	22.81'
⑩ N60°23'25"E	49.51'
⑪ N60°23'25"E	30.87'
⑫ N25°34'07"W	4.17'
⑬ N44°53'28"E	71.88'
⑭ N20°40'08"E	41.53'
⑮ N28°03'19"E	37.33'
⑯ N03°15'58"E	10.53'
⑰ N47°16'02"W	34.61'
⑱ N46°04'38"E	22.84'
⑲ N42°43'58"W	3.88'
⑳ N47°16'02"W	6.18'
㉑ N03°15'58"E	9.68'
㉒ N44°53'28"E	73.04'

CURVE TABLE

DELTA	RADIUS	LENGTH	TANGENT
① 12°03'22"	45.00'	9.47'	4.75'
② 19°58'39"	103.00'	15.69'	7.93'
③ 15°00'00"	45.00'	26.97'	13.56'
④ 210°00'00"	45.00'	175.93'	
⑤ 109°32'26"	50.00'	95.59'	70.80'
⑥ 109°32'26"	30.00'	57.35'	42.40'
⑦ 97°38'15"	50.00'	85.20'	57.15'
⑧ 50°31'59"	50.00'	44.10'	23.80'
⑨ 50°31'59"	30.00'	26.46'	14.16'

SEE SHEET 3

TRACT 28728-1
M.B. 272/10-13

TRACT NO. 28774 M.B. 283/10-13

M.B. 358/94

M.B. 358/94