

392/13
CITY

M.B. 392 / 13

TRACT NO. 31238

BEING A SUBDIVISION OF A PORTION OF PARCELS 'A' AND 'C' OF LOT LINE ADJUSTMENT NO. 4530, RECORDED DECEMBER 10, 2002 AS INST. NO. 2002-737130, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

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

RECORDER'S STATEMENT

FILED THIS 19 DAY OF November 2005 AT 8 A.M. IN BOOK 392 OF MAPS AT PAGES 13-18 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE
FEE \$ 7
NUMBER 2002-0906-179

LARRY W. WARD
COUNTY ASSESSOR - CLERK-RECORDER
BY: [Signature]
Deputy

SUBDIVISION GUARANTEE:
CHICAGO 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 CENTEX HOMES ON JANUARY 8, 2003. 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 RECORDED DATE OF THE MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED OCTOBER 7, 2005

[Signature]
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES SEPT. 30, 2006

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 31238 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 21, 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 DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS AND DRAINAGE WORKS ARE 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 October 14, 2005

THOMAS J. BOYD
RCE 36170 L.I.C. EXP. 6/30/06
CITY ENGINEER

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 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 10/13, 2005

PAUL C. SUNDEEN, CHIEF FINANCIAL OFFICER / TREASURER
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. 31238.

LOTS "A" THROUGH "M" INCLUSIVE ARE 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 DESIGNATED AS "PUBLIC DRAINAGE EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

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 25th DAY OF October, 2005.

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

DATED Oct 13, 2005

MARK S. BROWN
L.S. 5655 L.I.C. EXP. 9/30/07
CITY SURVEYOR

UTILITIES EASEMENT STATEMENT

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

AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES TO THE CITY OF RIVERSIDE 08/18/2003 AS INSTRUMENT NO. 2003-603208, O.R.

DATE: October 13, 2005

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR

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.

DATED October 12, 2005

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR

SOILS REPORT

A PRELIMINARY SOILS WAS PREPARED FOR THIS SUBDIVISION BY PACIFIC SOILS ENGINEERING, INC. ON JUNE 27, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 RECORDED 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 "M", INCLUSIVE.

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 DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS "PUBLIC DRAINAGE EASEMENT".

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "10' PRIVATE DRAINAGE EASEMENT RETAINED HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN FOR THE PURPOSE OF WALL AND SLOPE MAINTENANCE THE EASEMENTS INDICATED AS "H.O.A. EASEMENT, RETAINED HEREON" FOR THE PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP.

BY: [Signature]
David Hahn
PRINT NAME

[Signature]
D. Usien President
TITLE

NOTARY ACKNOWLEDGEMENT

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

ON 10-10-05 BEFORE ME, Jennifer R. Milloy, Notary Public
PERSONALLY APPEARED David Hahn

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

WITNESS MY HAND AND NOTARY PUBLIC IN AND FOR SAID STATE
[Signature]
Jennifer R. Milloy
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY
MY COMMISSION EXPIRES 1-23-09
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 RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER CONSTRUCTION.

DATE: 10/7/05

[Signature]
JEFFREY D. SIMS R.C.E. 46212

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: 10/7/05

[Signature]
JEFFREY D. SIMS R.C.E. 46212

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 _____, 2005 CASH-TAX BOND

NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS
PAUL McDONNELL COUNTY TAX COLLECTOR

BY: _____ DEPUTY BY: _____ DEPUTY

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 \$ _____.

DATED 10/28, 2005
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
This Certification Excludes Any Supplemental Tax Assessment Not yet Extended.

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:

AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF JOHN L. GRIGSBY AND ROSEMARY GRIGSBY, ET AL, RECORDED 03/01/1962 AS INSTRUMENT NO. 19240, O.R.

AN EASEMENT FOR UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 10/18/1973 AS INSTRUMENT NO. 136672, O.R.

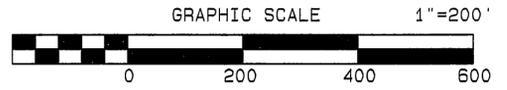
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M.B. 392 / 13

TRACT NO. 31238

BEING A SUBDIVISION OF A PORTION OF PARCELS 'A' AND 'C' OF LOT LINE ADJUSTMENT NO. 4530, RECORDED DECEMBER 10, 2002 AS INST. NO. 2002-737130, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

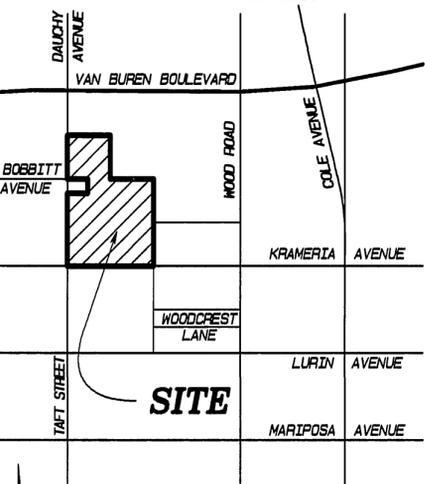
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA MARCH, 2004



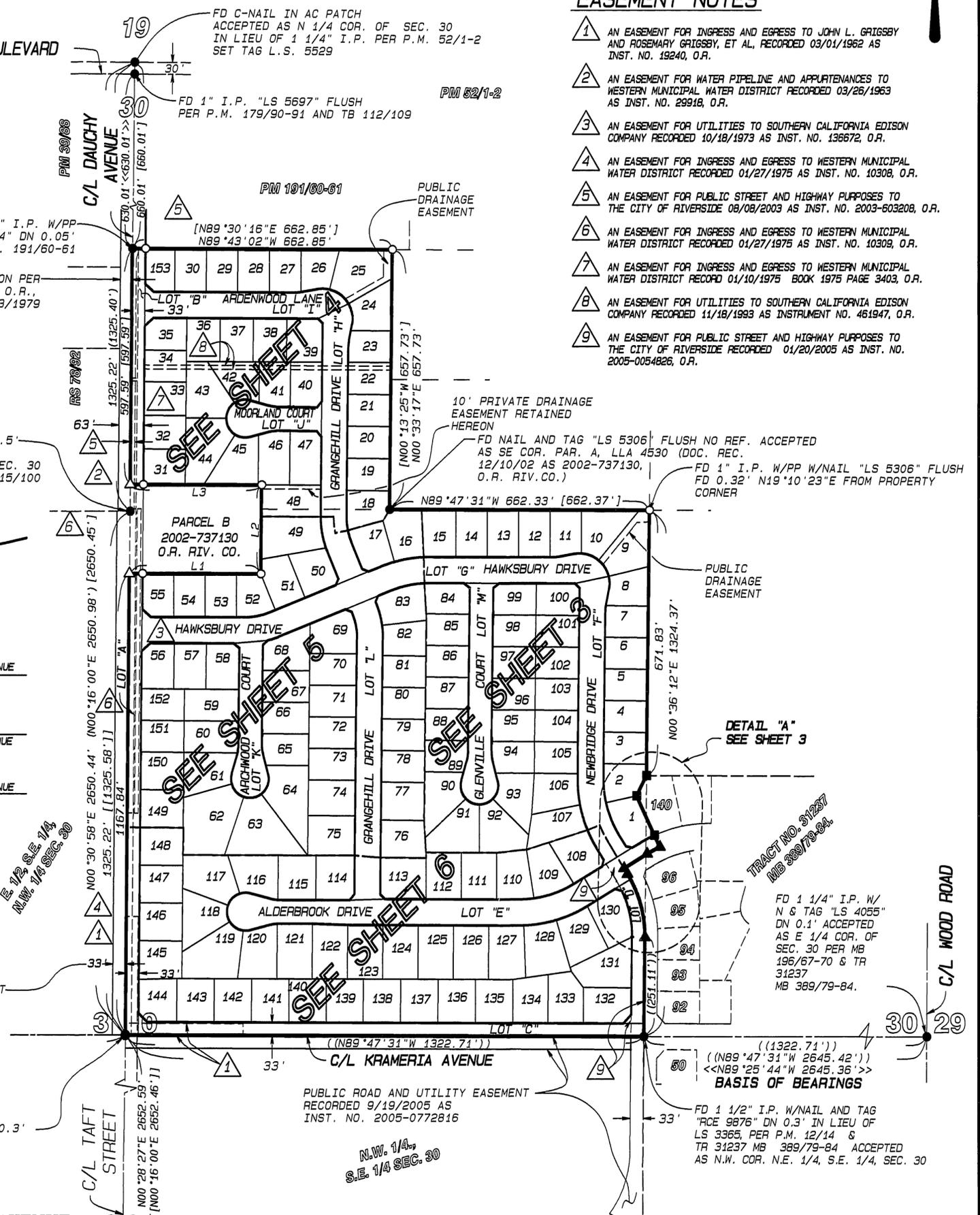
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- 5 AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES TO THE CITY OF RIVERSIDE 08/08/2003 AS INST. NO. 2003-603208, O.R.
- 6 AN EASEMENT FOR INGRESS AND EGRESS TO WESTERN MUNICIPAL WATER DISTRICT RECORDED 01/27/1975 AS INST. NO. 10309, O.R.
- 7 AN EASEMENT FOR INGRESS AND EGRESS TO WESTERN MUNICIPAL WATER DISTRICT RECORDED 01/10/1975 BOOK 1975 PAGE 3403, O.R.
- 8 AN EASEMENT FOR UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 11/18/1993 AS INSTRUMENT NO. 461947, O.R.
- 9 AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES TO THE CITY OF RIVERSIDE RECORDED 01/20/2005 AS INST. NO. 2005-0054826, O.R.

LINE	BEARING	DISTANCE
L1	N89°47'31"W	335.05'
L2	N00°30'58"E	225.00'
L3	N89°47'31"W	335.05'



VICINITY MAP
N.T.S.



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF KRAMERIA AVENUE TAKEN AS NORTH 89° 47' 31" WEST PER TRACT 31237, MB 389/79-84, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
4. △ INDICATES SET SPIKE & TAG, FLUSH, ON STREET CENTERLINES STAMPED LS 5529.
5. ■ INDICATES FOUND 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH, PER TRACT 31237.
6. ▲ INDICATES FOUND SPIKE & TAG, FLUSH, ON STREET CENTERLINES STAMPED LS 5529, PER TRACT 31237.
7. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
8. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
9. () INDICATES RECORD OR CALCULATED DATA PER P.M. 15/100, UNLESS OTHERWISE NOTED.
10. [] INDICATES RECORD OR CALCULATED DATA PER L.L.A. #4530, RECORDED AS INSTRUMENT #2002-737130.
11. << >> INDICATES RECORD OR CALCULATED DATA PER P.M. 52/1-2.
12. () INDICATES RECORD OR MEASURED DATA PER TR. 31237, MB 389/79-84.
13. [] INDICATES RECORD OR CALCULATED DATA PER P.M. 87/8.
14. THIS TRACT CONTAINS 48.67 ACRES.
15. "P.U.E." DESIGNATES A PUBLIC UTILITY EASEMENT

TRACT NO. 31238

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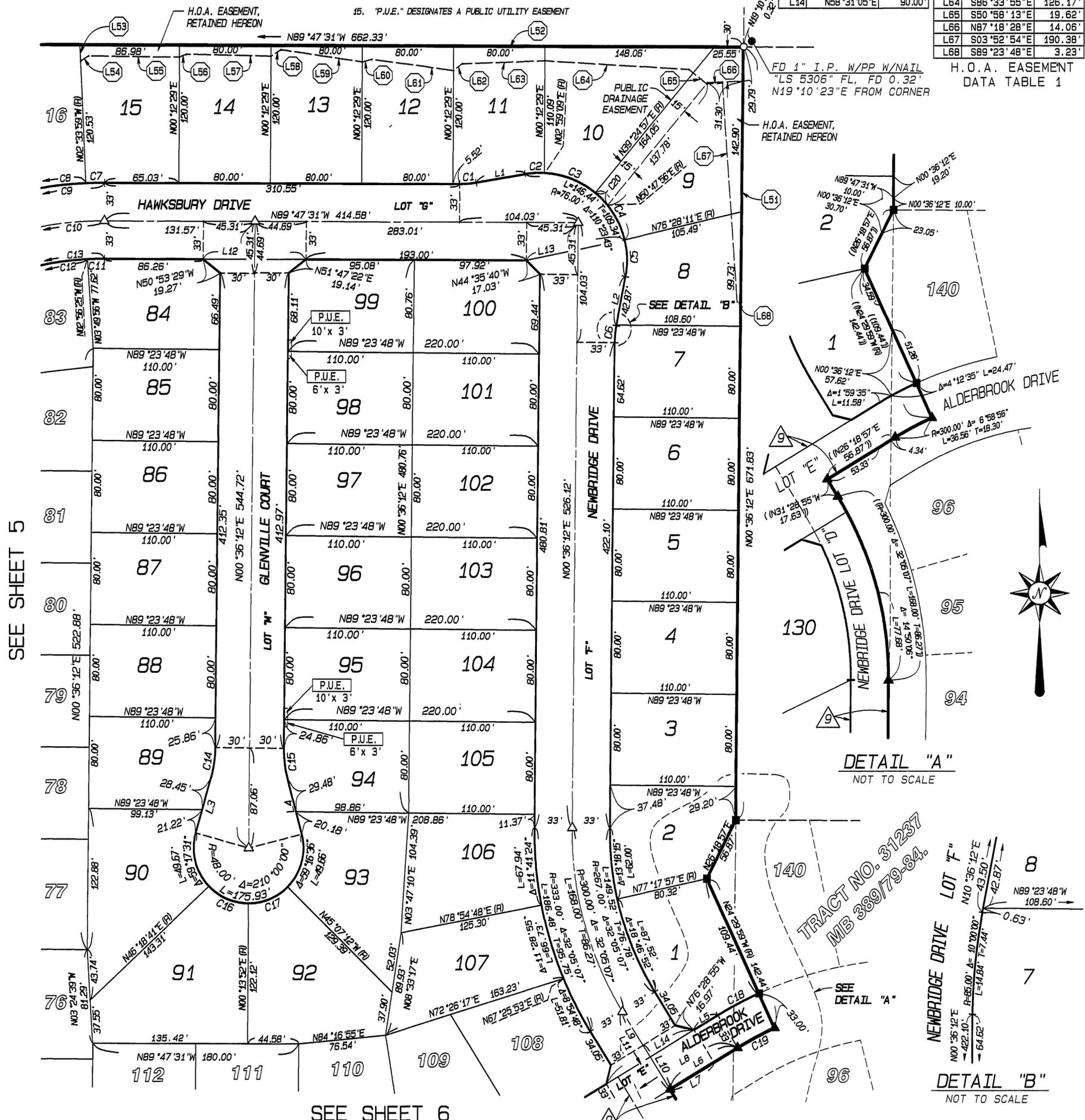
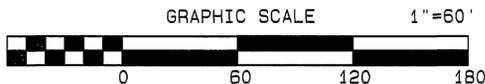
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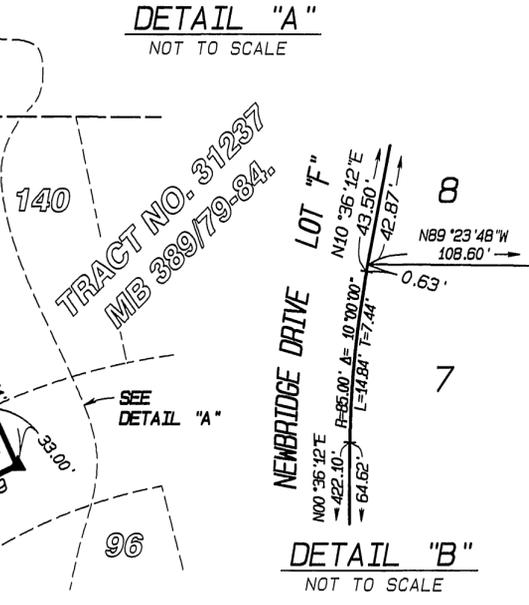
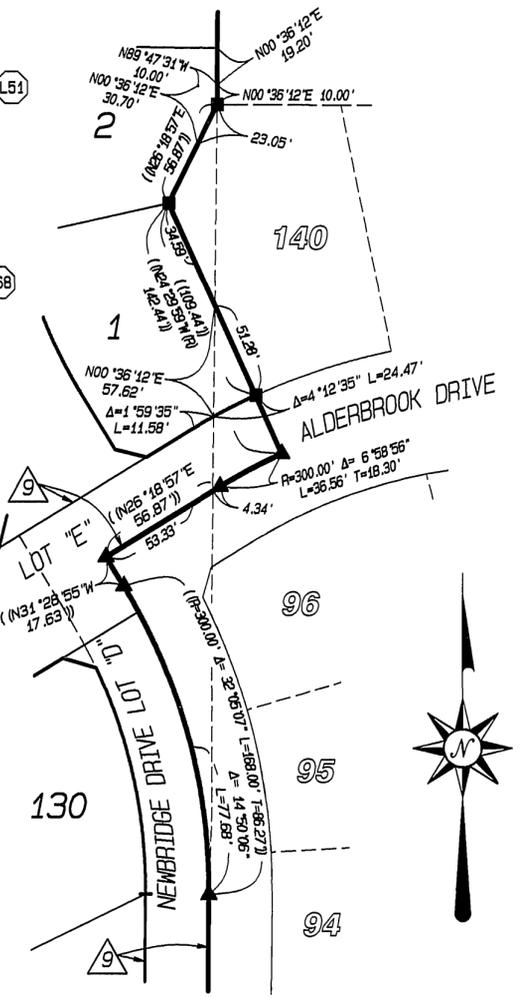
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	85.00'	10°00'00"	14.84'	7.44'
C2	76.00'	12°46'40"	16.95'	8.51'
C3	76.00'	36°25'49"	48.32'	25.01'
C4	76.00'	37°03'07"	49.15'	25.47'
C5	76.00'	24°08'07"	32.02'	16.25'
C6	85.00'	10°00'00"	14.84'	7.44'
C7	333.00'	2°46'28"	16.12'	8.06'
C8	333.00'	13°01'54"	75.74'	38.03'
C9	333.00'	22°20'01"	129.80'	65.74'
C10	300.00'	22°20'01"	116.94'	59.22'
C11	267.00'	3°08'54"	14.67'	7.34'
C12	267.00'	19°11'07"	89.40'	45.12'
C13	267.00'	22°20'01"	104.08'	52.71'
C14	103.00'	15°00'00"	26.97'	13.56'
C15	103.00'	15°00'00"	26.97'	13.56'
C16	48.00'	46°04'49"	38.60'	20.41'
C17	48.00'	45°21'04"	37.99'	20.05'
C18	333.00'	6°58'56"	40.58'	20.32'
C19	300.00'	6°58'56"	36.56'	18.30'
C20	76.00'	11°22'59"	15.10'	7.57'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N80°12'29"E	43.50'	L51	N00°35'47"E	221.28'
L2	N10°36'12"E	43.50'	L52	N89°47'31"W	580.59'
L3	N15°36'12"E	49.67'	L53	S02°33'59"E	14.23'
L4	N14°23'48"W	49.67'	L54	N57°31'48"E	8.14'
L5	N58°31'05"E	24.47'	L55	S89°13'49"E	79.45'
L6	N58°31'05"E	69.47'	L56	N66°35'18"E	6.29'
L7	N58°31'05"E	45.00'	L57	S88°46'24"E	74.25'
L8	N58°31'05"E	199.00'	L58	N57°03'14"E	10.12'
L9	N31°28'55"W	79.05'	L59	S81°38'13"E	72.26'
L10	N31°28'55"W	45.00'	L60	N74°33'10"E	8.20'
L11	N31°28'55"W	95.68'	L61	S82°16'48"E	72.72'
L12	N89°47'31"W	90.00'	L62	N52°38'32"E	9.69'
L13	N78°20'35"E	87.78'	L63	N87°57'51"E	72.38'
L14	N58°31'05"E	90.00'	L64	S86°33'55"E	126.17'
			L65	S50°58'13"E	19.62'
			L66	N87°18'28"E	14.06'
			L67	S03°52'54"E	190.38'
			L68	S89°23'48"E	3.23'



FD 1" I.P. W/PP W/NAIL
"LS 5306" FL, FD 0.32"
N19°10'23"E FROM CORNER

H.O.A. EASEMENT DATA TABLE 1



SEE SHEET 5

SEE SHEET 6

TRACT NO. 31237
MB 389/79-84

SEE DETAIL "A"

TRACT NO. 31238

BEING A SUBDIVISION OF A PORTION OF PARCELS 'A' AND 'C' OF LOT LINE ADJUSTMENT NO. 4530, RECORDED DECEMBER 10, 2002 AS INST. NO. 2002-737130, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

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

H.O.A. EASEMENT DATA TABLE 3

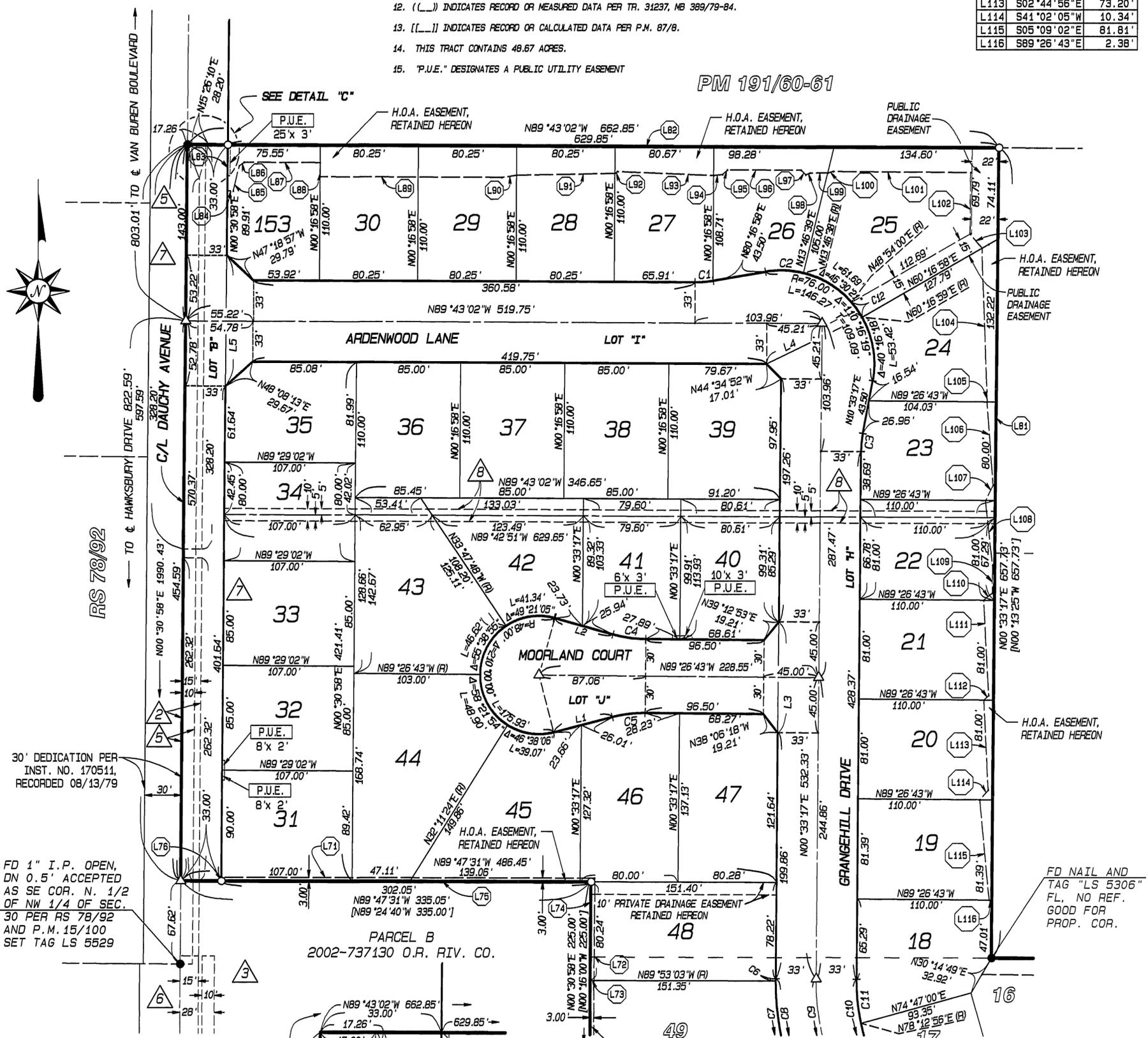
LINE	BEARING	DISTANCE
L81	N00°33'17"E	610.71'
L82	N89°43'02"W	629.85'
L83	S00°30'58"W	37.37'
L84	S89°29'02"E	4.80'
L85	N13°19'08"E	20.67'
L86	N51°48'03"E	4.98'
L87	S89°43'02"E	62.35'
L88	S00°16'58"W	11.52'
L89	S89°43'02"E	148.38'
L90	N82°09'32"E	12.24'
L91	N86°56'45"E	80.27'
L92	N53°25'32"E	2.58'
L93	S87°41'35"E	78.70'
L94	N84°10'54"E	7.37'
L95	N45°16'58"E	5.32'
L96	S89°43'02"E	60.27'
L97	S44°43'02"E	5.32'
L98	N65°22'18"E	3.60'
L99	S89°55'09"E	14.81'
L100	N75°01'39"E	4.38'
L101	S89°29'16"E	112.36'
L102	S00°30'07"W	49.75'
L103	S39°26'32"E	15.18'
L104	S02°02'47"E	116.42'
L105	S01°17'23"E	8.33'
L106	S04°11'12"E	67.76'
L107	S26°19'59"W	13.83'
L108	S05°58'32"E	52.87'
L109	S00°33'10"W	22.59'
L110	S50°13'51"W	9.09'
L111	S02°57'48"E	77.33'
L112	S45°36'11"W	5.44'
L113	S02°44'56"E	73.20'
L114	S41°02'05"W	10.34'
L115	S05°09'02"E	81.81'
L116	S89°26'43"E	2.38'

EASEMENT NOTES

- AN EASEMENT FOR INGRESS AND EGRESS TO JOHN L. GRISSBY AND ROSEMARY GRISSBY, ET AL, RECORDED 03/01/1962 AS INST. NO. 19240, O.R.
- AN EASEMENT FOR WATER PIPELINE AND APPURTENANCES TO WESTERN MUNICIPAL WATER DISTRICT RECORDED 03/26/1963 AS INST. NO. 29918, O.R.
- AN EASEMENT FOR UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 10/18/1973 AS INST. NO. 136672, O.R.
- AN EASEMENT FOR INGRESS AND EGRESS TO WESTERN MUNICIPAL WATER DISTRICT RECORDED 01/27/1975 AS INST. NO. 10308, O.R.
- AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES TO THE CITY OF RIVERSIDE 08/08/2003 AS INST. NO. 2003-603208, O.R.
- AN EASEMENT FOR INGRESS AND EGRESS TO WESTERN MUNICIPAL WATER DISTRICT RECORDED 01/27/1975 AS INST. NO. 10309, O.R.
- AN EASEMENT FOR INGRESS AND EGRESS TO WESTERN MUNICIPAL WATER DISTRICT RECORDED 01/10/1975 BOOK 1975 PAGE 3403, O.R.
- AN EASEMENT FOR UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 11/18/1993 AS INSTRUMENT NO. 461947, O.R.
- AN EASEMENT FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF RIVERSIDE RECORDED 01/20/2005 AS INST. NO. 2005-0054826, O.R.

SURVEYOR'S NOTES

- BASIS OF BEARINGS IS THE CENTERLINE OF KRAMERIA AVENUE TAKEN AS NORTH 89° 47' 31" WEST PER TRACT 31237, MB 389/79-84, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
- △ INDICATES SET SPIKE & TAG, FLUSH, ON STREET CENTERLINES STAMPED LS 5529.
- INDICATES FOUND 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH, PER TRACT 31237.
- ▲ INDICATES FOUND SPIKE & TAG, FLUSH, ON STREET CENTERLINES STAMPED LS 5529, PER TRACT 31237.
- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 ON TOP 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 OR CALCULATED DATA PER P.M. 15/100, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD OR CALCULATED DATA PER L.L.A. #4530, RECORDED AS INSTRUMENT #2002-737130.
- <<> INDICATES RECORD OR CALCULATED DATA PER P.M. 52/1-2.
- () INDICATES RECORD OR MEASURED DATA PER TR. 31237, MB 389/79-84.
- () INDICATES RECORD OR CALCULATED DATA PER P.M. 87/8.
- THIS TRACT CONTAINS 48.67 ACRES.
- "P.U.E." DESIGNATES A PUBLIC UTILITY EASEMENT

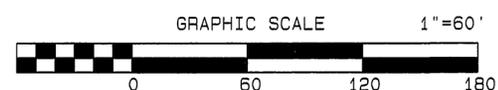


H.O.A. EASEMENT DATA TABLE 2

LINE	BEARING	DISTANCE
L71	S89°47'30"E	305.05'
L72	S00°30'58"W	83.24'
L73	N89°53'03"W	3.00'
L74	N00°30'58"E	80.24'
L75	N89°47'31"W	302.05'
L76	N00°30'58"E	3.00'

LINE	BEARING	DISTANCE
L1	N75°33'17"E	49.67'
L2	N74°26'43"W	49.67'
L3	N00°33'17"E	90.00'
L4	N64°16'21"E	85.65'
L5	N00°30'58"E	106.00'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	85.00'	10°00'00"	14.84'	7.44'
C2	76.00'	23°29'40"	31.16'	15.80'
C3	85.00'	10°00'00"	14.84'	7.44'
C4	103.00'	15°00'00"	26.97'	13.56'
C5	103.00'	15°00'00"	26.97'	13.56'
C6	233.00'	0°26'20"	1.79'	0.89'
C7	233.00'	19°46'13"	80.40'	40.60'
C8	233.00'	22°40'50"	92.23'	46.73'
C9	200.00'	22°40'50"	79.17'	40.11'
C10	167.00'	22°40'50"	66.11'	33.49'
C11	167.00'	12°20'22"	35.97'	18.05'
C12	76.00'	11°22'59"	15.10'	7.57'



DETAIL "C" NOT TO SCALE

SEE SHEET 5

TRACT NO. 31238

BEING A SUBDIVISION OF A PORTION OF PARCELS 'A' AND 'C' OF LOT LINE ADJUSTMENT NO. 4530, RECORDED DECEMBER 10, 2002 AS INST. NO. 2002-737130, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

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

SURVEYOR'S NOTES

- BASIS OF BEARINGS IS THE CENTERLINE OF KRAMERIA AVENUE TAKEN AS NORTH 89° 47' 31" WEST PER TRACT 31237, MB 389/79-84, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND MONUMENT AS NOTED.
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EASEMENT NOTES

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- AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES TO THE CITY OF RIVERSIDE RECORDED 01/20/2005 AS INST. NO. 2005-0054826, O.R.

H.O.A. EASEMENT DATA TABLE 4

LINE	BEARING	DISTANCE
L41	S00°30'58"W	144.76'
L42	N89°47'31"W	302.05'
L43	S00°30'58"W	26.41'
L44	S89°44'55"E	15.24'
L45	N44°48'08"E	11.27'
L46	S89°43'46"E	137.02'
L47	N45°31'32"E	4.99'
L48	S89°44'28"E	144.80'
L49	N03°24'15"E	53.95'
L50	S80°43'44"W	6.16'
L51	N00°31'07"E	107.20'
L52	N89°53'03"W	3.00'



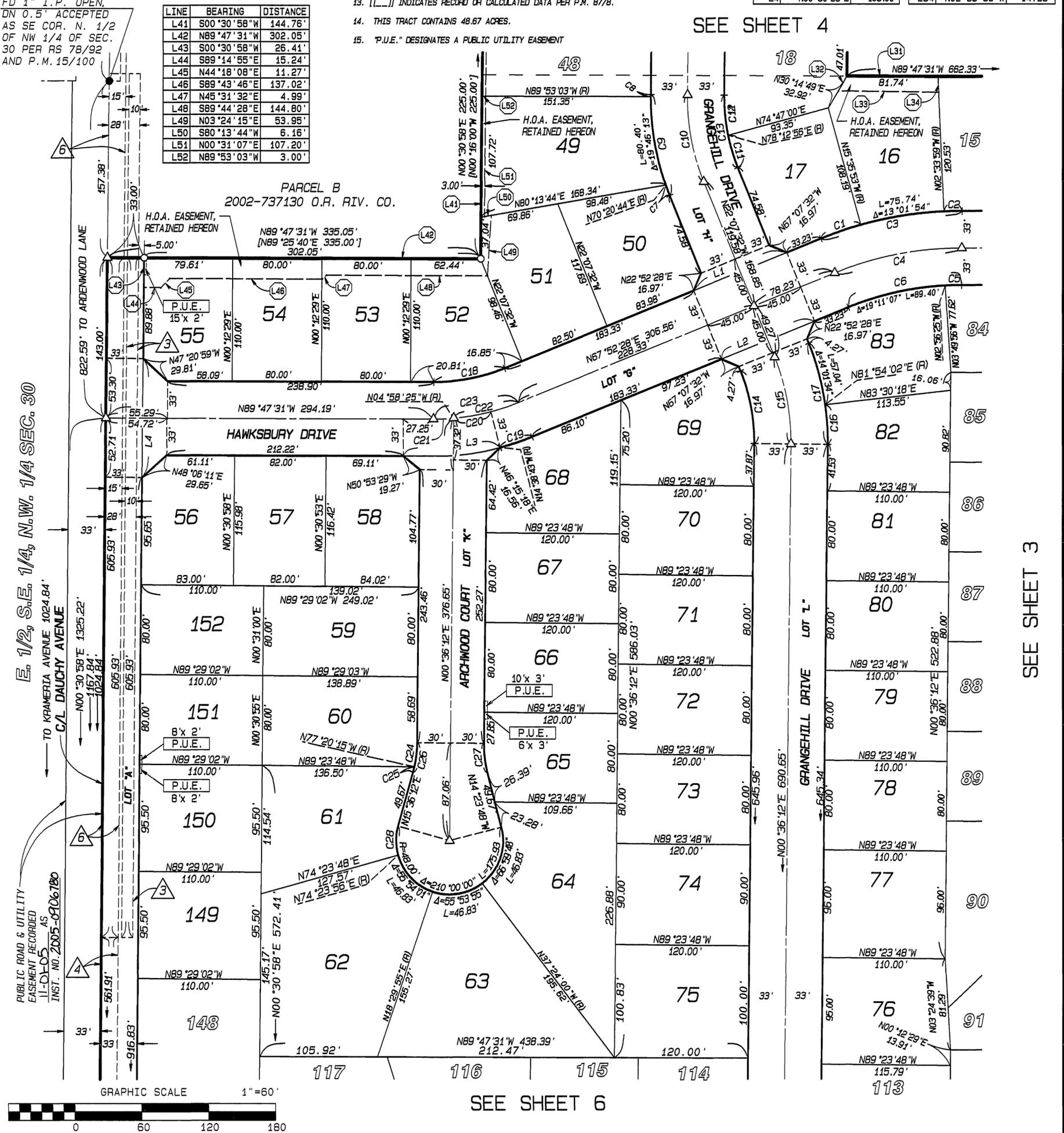
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	333.00'	6°31'39"	37.94'	18.99'
C2	333.00'	2°46'28"	16.12'	8.06'
C3	333.00'	22°20'01"	129.80'	65.74'
C4	300.00'	22°20'01"	116.94'	59.22'
C5	267.00'	3°08'54"	14.67'	7.34'
C6	267.00'	22°20'01"	104.08'	52.71'
C7	233.00'	2°28'16"	10.05'	5.03'
C8	233.00'	0°26'20"	1.79'	0.89'
C9	233.00'	22°40'50"	92.23'	46.73'
C10	200.00'	22°40'50"	79.17'	40.11'
C11	167.00'	10°20'28"	30.14'	15.11'
C12	167.00'	12°20'22"	35.97'	18.05'
C13	167.00'	22°40'50"	65.11'	33.49'
C14	167.00'	22°43'44"	66.25'	33.57'
C15	200.00'	22°43'44"	79.34'	40.20'
C16	233.00'	8°42'10"	35.39'	17.73'
C17	233.00'	22°43'44"	92.43'	46.83'
C18	167.00'	22°20'01"	65.10'	32.97'
C19	233.00'	7°28'49"	30.42'	15.23'
C20	200.00'	9°40'18"	33.76'	16.92'
C21	200.00'	5°10'54"	18.09'	9.05'
C22	200.00'	17°09'07"	59.87'	30.16'
C23	200.00'	22°20'01"	77.96'	39.48'
C24	103.00'	12°03'33"	21.68'	10.88'
C25	103.00'	2°56'27"	5.29'	2.64'
C26	103.00'	15°00'00"	26.97'	13.56'
C27	103.00'	15°00'00"	26.97'	13.56'
C28	48.00'	31°12'16"	26.14'	13.40'

H.O.A. EASEMENT DATA TABLE 5

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N67°52'28"E	90.00'	L31	N89°47'31"W	81.74'
L2	N67°52'28"E	90.00'	L32	S30°14'49"W	15.48'
L3	N85°05'36"E	87.33'	L33	S89°16'21"E	90.18'
L4	N00°30'58"E	106.00'	L34	N02°33'59"W	14.23'

FD 1" I.P. OPEN, DN 0.5" ACCEPTED AS SE COR. N. 1/2 OF NW 1/4 OF SEC. 30 PER RS 78/92 AND P.M. 15/100

SEE SHEET 4



SEE SHEET 6

SEE SHEET 3

SURVEYOR'S NOTES

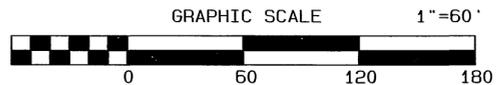
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14. THIS TRACT CONTAINS 48.57 ACRES.
15. "P.U.E." DESIGNATES A PUBLIC UTILITY EASEMENT

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 31238

BEING A SUBDIVISION OF A PORTION OF PARCELS 'A' AND 'C' OF LOT LINE ADJUSTMENT NO. 4530, RECORDED DECEMBER 10, 2002 AS INST. NO. 2002-737130, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

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



EASEMENT NOTES

SHEET 6 OF 6 SHEETS

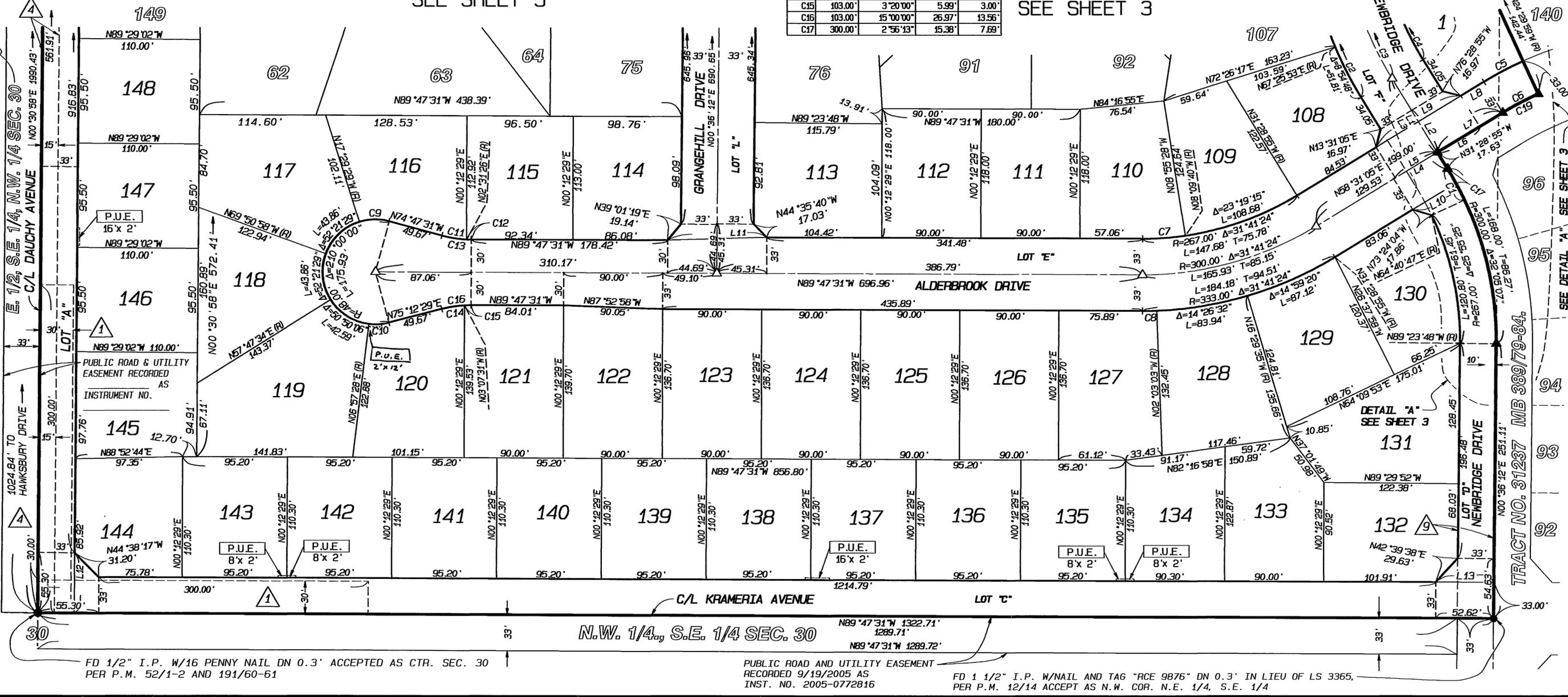
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9. AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES TO THE CITY OF RIVERSIDE RECORDED 01/20/2005 AS INST. NO. 2005-0054826, O.R.

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	300.00'	6°09'42"	32.26'	16.15'
C2	333.00'	32°05'07"	186.48'	95.75'
C3	300.00'	32°05'07"	168.00'	86.27'
C4	267.00'	32°05'07"	149.52'	76.78'
C5	333.00'	6°58'56"	40.58'	20.32'
C6	300.00'	6°58'56"	36.56'	18.30'
C7	267.00'	8°22'08"	39.00'	19.53'
C8	333.00'	2°15'32"	13.13'	6.56'
C9	48.00'	32°41'58"	27.39'	14.08'
C10	48.00'	21°44'58"	18.22'	9.22'
C11	103.00'	12°41'03"	22.80'	11.45'
C12	103.00'	2°18'57"	4.16'	2.08'
C13	103.00'	15°00'00"	26.97'	13.56'
C14	103.00'	11°40'00"	20.97'	10.52'
C15	103.00'	3°20'00"	5.99'	3.00'
C16	103.00'	15°00'00"	26.97'	13.56'
C17	300.00'	2°56'13"	15.38'	7.69'

LINE	BEARING	DISTANCE
L1	N31°28'55"W	79.05'
L2	N31°28'55"W	45.00'
L3	N31°28'55"W	96.68'
L4	N58°31'05"E	46.47'
L5	N58°31'05"E	45.00'
L6	N58°31'05"E	45.00'
L7	N58°31'05"E	69.47'
L8	N58°31'05"E	24.47'
L9	N58°31'05"E	90.00'
L10	N58°31'05"E	44.86'
L11	N88°17'56"E	90.05'
L12	N00°30'58"E	55.12'
L13	N89°47'31"W	52.85'

SEE SHEET 5

SEE SHEET 3



M.B. 392 / 18

M.B. 392 / 18

392 / 18

CITY

FD 1/2" I.P. W/16 PENNY NAIL DN 0.3' ACCEPTED AS CTR. SEC. 30 PER P.M. 52/1-2 AND 191/60-61

PUBLIC ROAD AND UTILITY EASEMENT RECORDED 9/19/2005 AS INST. NO. 2005-0772815

FD 1 1/2" I.P. W/NAIL AND TAG "RCE 9876" DN 0.3' IN LIEU OF LS 3365, PER P.M. 12/14 ACCEPT AS N.W. COR. N.E. 1/4, S.E. 1/4