

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS DATE: 7/16/15

102B



**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: TLMA - Transportation Department

SUBMITTAL DATE
November 10, 2015

SUBJECT: Approval of the Final Map for **Tract 31597**, a Schedule "A" Subdivision in the Wolf Valley Area.
3rd District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

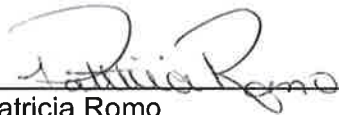
1. Approve the Improvement Agreements and Securities as approved by County Counsel; and
2. Approve the Final Map; and
3. Authorize the Chairman of the Board of Supervisors to sign the Improvement Agreements and Final Map for Tract Map 31597.

BACKGROUND:

Summary

Tract 31597 was approved by the Board of Supervisors on April 10, 2007, as Agenda Item 15-4. Tract 31597 is a 94.34 acre subdivision that is creating 204 new residential lots and 24 open space lots in the Wolf Valley Area. This Final Map complies in all respects with the provisions of Division 3 of Title 15 of the Government Code and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the final map.

REVIEWED BY EXECUTIVE OFFICE
DATE: 12/1/15 Tina Glanville



Patricia Romo
Assistant Director of Transportation



Juan C. Perez
Director of Transportation and Land Management

Departmental Concurrence

HS: If

- Submittals: Vicinity Map
 Road/Drainage Improvement Agreements
 Water System Improvement Agreements
 Sewer System Improvement Agreements
 Monumentation Agreements

Dept. Recomm. Policy

Per Exec Ofc. Consent

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Approval of the Final Map for Tract 31597, a Schedule "A" Subdivision in the Wolf Valley Area. 3rd District; [\$0]

DATE: November 10, 2015

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

California Government Code Section 66458 directs the Board to approve a final map, without any discretion, if the map conforms to all the requirements of the Subdivision Map Act and local ordinances applicable at the time of approval or conditional approval of the tentative map.

LS Terracina, LLC desires to enter into improvement agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements and Securities which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer.

The securities posted by International Fidelity Insurance Company are as follows:

- \$10,335,600 - Bond # 0661830 for the completion of street improvement
- \$ 959,500 - Bond # 0661831 for the completion of the water system
- \$ 541,500 - Bond # 0661832 for the completion of the sewer system
- \$ 82,600 - Bond # 0661833 for the completion of the monumentation



NOT TO SCALE

VICINITY MAP

TRACT MAP 31597

SEC. 22, TWP. 8S., RNG. 2W.
Supervisorial District: 3

**AGREEMENT
FOR THE CONSTRUCTION OF ROAD/DRAINAGE IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and LS Terracina, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Tract 31597**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to perform and complete, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all road and drainage improvements in accordance with those Road Plans for said land division which have been approved by the County Director of Transportation, and are on file in the office of the Riverside County Transportation Department, and do all work incidental thereto in accordance with the standards set forth in Riverside County Ordinance No. 461, as amended, which are hereby expressly made a part of this agreement. All the above required work shall be done under the inspection of and to the satisfaction of the County Director of Transportation, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Ten million three hundred thirty-five thousand six hundred and no/100 Dollars (\$10,335,600.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the road and drainage improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:


County


Contractor

Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

LS Terracina, LLC
c/o Standard Pacific Corp.
355 E. Rincon Street Suite 300
Corona, Ca 92879

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By 
Title Martin P. Langpap, Authorized Representative of Standard Pacific Corp., Managing Partner of LS Terracina LLC

By 
Title Sean Doyle, Authorized Representative of Standard Pacific Corp., Managing Partner of LS Terracina LLC

COUNTY OF RIVERSIDE

By _____

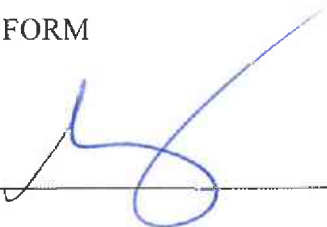
ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By  _____

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPPLICATE

Revised 09/29/09

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

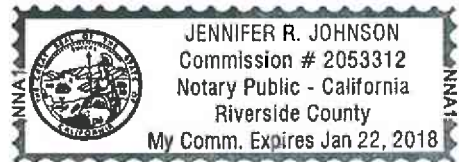
State of California
County of Riverside)

On October 16, 2015 before me, Jennifer R. Johnson, Notary Public
(insert name and title of the officer)

personally appeared Martin P. Langpap and Sean Doyle
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 and official seal.



Signature  (Seal)

**AGREEMENT
FOR THE CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and LS Terracina, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Tract 31597**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a water distribution system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said distribution system, and, further, to extend main or mains from the existing supply system maintained and operated by **Rancho California Water District** to connect with the distribution system described above with all pipe laid at such a depth as to provide a full thirty-six inch (36") minimum cover from the top of the pipe to street grade, unless otherwise specified by the Director of Transportation, all in accordance with those plans and specifications which have been approved by both the County Health Director and Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. Contractor further agrees that all underground improvements shall be completed prior to the paving of any roadway. The estimated cost of said work and improvements is the sum of **Nine hundred fifty-nine thousand five hundred and no/100 Dollars (\$959,500.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Landowner shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Landowner shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	LS Terracina, LLC c/o Standard Pacific Corp. 355 E. Rincon Street Suite 300 Corona, Ca 92879

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By  _____
 Title Martin P. Langpap, Authorized Representative of Standard Pacific Corp., Managing Partner of LS Terracina LLC

By  _____
 Title Sean Doyle, Authorized Representative of Standard Pacific Corp., Managing Partner of LS Terracina LLC

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By  _____

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY AND
EXECUTED IN TRIPLICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

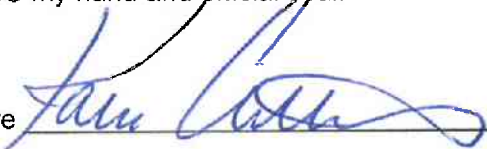
On June 15, 2015 before me, Karen Cuttrell, Notary Public
(insert name and title of the officer)

personally appeared Martin P. Langpap and Sean Doyle
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/his/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 and official seal.

Signature



(Seal)



**AGREEMENT
FOR THE CONSTRUCTION OF SEWER SYSTEM IMPROVEMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and LS Terracina, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Tract 31597**, hereby agrees, at Contractor's own cost and expense, to construct or cause to have constructed, within **24** months from the date this agreement is executed, in a good and workmanlike manner, a sanitary sewer system, complete with all necessary pipes, valves, fire hydrants, connections and appurtenances necessary to the satisfactory operation of said sanitary sewer system. Contractor further agrees to extend the main or mains from the existing sewer system maintained and operated by **Eastern Municipal Water District** to connect with the sanitary sewer system required to be constructed by this agreement. All the above required work shall be in accordance with those plans and specifications which have been approved by the Director of Transportation, and are on file in the office of the Riverside County Transportation Department. Said approved plans and specifications are hereby made a part of this agreement as fully as though set forth herein. All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Director of Transportation and the County Health Officer, and shall not be deemed complete until approved and accepted as complete by the County and accepted by the above-named agency into its sewer system. Contractor further agrees to maintain the above required improvements for a period of one year following acceptance by the County, and during this one year period to repair or replace, to the satisfaction of the Director of Transportation, any defective work or labor done or defective materials furnished. The estimated cost of said work and improvements is the sum of **Five hundred forty-one thousand five hundred and no/100 Dollars (\$541,500.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the Director of Transportation. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the water system improvements, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, or any agent or employee of County, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvements. This permission shall terminate in the event that Contractor has completed work within the time specified or any extension thereof granted by the County.

FIFTH: The Contractor shall provide adequate notice and warning to the traveling public of each and every hazardous or dangerous condition caused or created by the construction of the works of improvement at all times up to the completion and formal acceptance of the works of improvement. The Contractor shall protect all persons from such hazardous or dangerous conditions by use of traffic regulatory control methods, including, but not limited to, stop signs, regulatory signs or signals, barriers, or detours.

SIXTH: Contractor, its agents and employees, shall give notice to the Director of Transportation at least 48 hours before beginning any work and shall furnish said Director of Transportation all reasonable facilities for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Contractor, its agents or employees, neglects, refuses, or fails to prosecute the work with such diligence as to insure its completion within the specified time, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement and notice of such default shall be served upon Contractor. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor because of such default. The determination by the Director of Transportation of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

EIGHTH: Contractor agrees to file with County, prior to the date this agreement is executed, a good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this agreement, and good and sufficient security for payment of labor and materials in the amount prescribed by Article XVII of Riverside County Ordinance 460 to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.


NINTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

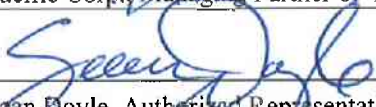
TENTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

<u>County</u>	<u>Contractor</u>
Construction Engineer Riverside County Transportation Dept. 2950 Washington Street Riverside, CA 92504	LS Terracina, LLC c/o Standard Pacific Corp. 355 E. Rincon Street Suite 300 Corona, Ca 92879

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By 
 Title Martin P. Langpap, Authorized Representative of Standard Pacific Corp., Managing Partner of LS Terracina LLC

By 
 Title Sean Doyle, Authorized Representative of Standard Pacific Corp., Managing Partner of LS Terracina LLC

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On June 15, 2015 before me, Karen Cuttrell, Notary Public
(insert name and title of the officer)

personally appeared Martin P. Langgap and Sean Doyle
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 and official seal.

Signature



(Seal)



**AGREEMENT
FOR THE PLACEMENT OF SURVEY MONUMENTS**

This agreement, made and entered into by and between the County of Riverside, State of California, hereinafter called County, and LS Terracina, LLC, hereinafter called Contractor.

WITNESSETH:

FIRST: Contractor, for and in consideration of the approval by County of the final map of that certain land division known as **Tract 31597**, hereby agrees, at Contractor's own cost and expense, to furnish all labor, equipment and materials necessary to set, within **24** months from the date this agreement is executed, in a good and workmanlike manner, all survey monuments and tie points and to furnish to the County Surveyor tie notes for said tract in accordance with the standards set forth in Riverside County Ordinance No. 461 and Section 8771 et seq. of the Business and Professions Code of the State of California. Contractor further agrees to pay, within 30 days of presentation to contractor of the final billing of any surveyor or engineer for work performed by him as provides for in Article 9 of Chapter 4, Division 2 of Title 7 of the Government Code of the State of California (commencing with Section 66495). Contractor further agrees that if payment to the surveyor or engineer is not made within 30 days, the surveyor or engineer notifies County that he has not been paid for setting the final monuments, and the Board of Supervisors, pursuant to Section 66497 of the Government Code, after providing Contractor with an opportunity to present evidence as to whether or not the surveyor or engineer has been paid, orders that payment be made by County to the engineer or surveyor, Contractor will, upon demand, and without proof of loss by County, reimburse County for any funds so expended. Notwithstanding any other provisions herein, the determination of County as to whether the surveyor or engineer has been paid shall be conclusive on Contractor, its surety, and all parties who may have an interest in the agreement or any portion thereof.

All of the above required work shall be done under the inspection of, and to the satisfaction of, the County Surveyor, and shall not be deemed complete until approved and accepted as complete by the County. The estimated cost of said work and improvements is the sum of **Eighty-two thousand six hundred and no/100 Dollars (\$82,600.00)**.

SECOND: Contractor agrees to pay to County the actual cost of such inspections of the work and improvements as may be required by the County Surveyor. Contractor further agrees that, if suit is brought upon this agreement or any bond guaranteeing the completion of the monuments, all costs and reasonable expenses and fees incurred by County in successfully enforcing such obligations shall be paid by Contractor, including reasonable attorney's fees, and that, upon entry of judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

THIRD: County shall not, nor shall any officer or employee of County, be liable or responsible for any accident, loss or damage happening or occurring to the works specified in this agreement prior to the completion and acceptance thereof, nor shall County or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Contractor, its agents or employees, in the performance of the work, and all or said liabilities are assumed by Contractor. Contractor agrees to protect, defend, and hold harmless County and the officers and employees thereof from all loss, liability or claim because of, or arising out of the acts or omissions of Contractor, its agents and employees, in the performance of this agreement or arising out of the use of any patent or patented article in the performance of this agreement.

FOURTH: The Contractor hereby grants to County, the Surety upon any bond, and to the agents, employees and contractors of either or them, the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the monumentation. This permission shall terminate in the event that Contractor or the Surety has completed work within the time specified or any extension thereof granted by the County. It is further agreed that Contractor shall have control of the ground reserved for the installation of said work, and the streets in which they are to be placed, as is necessary to allow Contractor to carry out this agreement.

FIFTH: Contractor agrees to file with County prior to the date this contract is executed, an acceptable and sufficient improvement security in an amount not less than the estimated cost of the work, as above specified, for the faithful performance of the terms and conditions of this agreement, and for the payment of the amount of the improvement security to the County for the benefit of any surveyor or engineer who has not been paid by the Contractor, as provided for by Section 66495 et seq. of the Government Code of the State of California. Contractor agrees to renew each and every said bond or bonds with good and sufficient sureties or increase the amount of said bonds, or both, within ten (10) days after being notified by the Director of Transportation that the sureties or amounts are insufficient. Notwithstanding any other provisions herein, if Contractor fails to take such action as is necessary to comply with said notice, Contractor shall be in default of this agreement unless all required improvements are completed within ninety (90) days of the date on which the Director of Transportation notified Contractor of the insufficiency of the security or the amount of the bonds or both.

SIXTH: If contractor neglects, refuses, or fails to prosecute the work as to insure its completion within the time specifies, or within such extensions of time which have been granted by County, or if Contractor violates, neglects, refuses, or fails to perform satisfactorily any of the provisions of the plans and specifications, Contractor shall be in default of this agreement. County shall have the power, on recommendation of the Director of Transportation, to terminate all rights of Contractor in such agreement, but said termination shall not affect or terminate any of the rights of County as against Contractor or its Surety then existing or which thereafter accrue because of such default. The determination of the County Surveyor of the question as to whether any of the terms of the agreement or specifications have been violated, or have not been performed satisfactorily, shall be conclusive upon the Contractor, its Surety, and any and all parties who may have any interest in the agreement or any portion thereof. The foregoing provisions of this section shall be in addition to all other rights and remedies available to County under law. The failure of the Contractor to commence construction shall not relieve the Contractor or surety from completion of the improvements required by this agreement.

SEVENTH: It is further agreed by and between the parties hereto, including the surety or sureties on the bonds securing this agreement, that, in the event it is deemed necessary to extend the time of completion of the work contemplated to be done under this agreement, extensions of time may be granted, from time to time, by County, either at its own option, or upon request of Contractor, and such extensions shall in no way affect the validity of this agreement or release the surety or sureties on such bonds. Contractor further agrees to maintain the aforesaid bond or bonds in full force and effect during the terms of this agreement, including any extensions of time as may be granted therein.

EIGHTH: It is understood and agreed by the parties hereto that if any part, term or provision of this agreement is by the courts held to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain that particular part, term or provision held to be invalid.

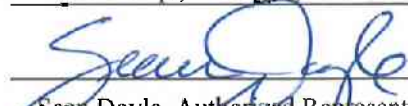
NINTH: Any notice or notices required or permitted to be given pursuant to this agreement shall be served on the other party by mail, postage prepaid, at the following addresses:

County
Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, CA 92504

Contractor
LS Terracina, LLC
c/o Standard Pacific Corp.
355 E. Rincon Street Suite 300
Corona, Ca 92879

IN WITNESS WHEREOF, Contractor has affixed his name, address and seal.

By 
Title Martin P. Langpap, Authorized Representative of Standard Pacific Corp., Managing Partner of LS Terracina LLC

By 
Title Sean Doyle, Authorized Representative of Standard Pacific Corp., Managing Partner of LS Terracina LLC

COUNTY OF RIVERSIDE

By _____

ATTEST:

KECIA HARPER-IHEM,
Clerk of the Board

By _____
Deputy

APPROVED AS TO FORM

County Counsel

By 

SIGNATURES OF CONTRACTOR MUST BE ACKNOWLEDGED BY NOTARY
AND EXECUTED IN TRIPLICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On June 15, 2015 before me, Karen Cuttrell, Notary Public
(insert name and title of the officer)

personally appeared Martin P. Langpap and Sean Doyle
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 and official seal.

Signature



(Seal)



TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2015,
 AT _____ M. IN BOOK _____ OF MAPS,
 AT PAGES _____, AT THE REQUEST OF
 THE CLERK OF THE BOARD.
 NO. _____
 FEE _____
 PETER ALDANA, ASSESSOR-COUNTY CLERK- RECORDER
 BY: _____, DEPUTY
 SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" THROUGH "T", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" ANZA ROAD, THE OWNERS OF LOTS 173 AND 218 THROUGH 220, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE (FIFTEEN-FOOT) 15.00' ACCESS OPENING FOR LOT 220, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN LOTS 207, 208, 215, 216, 218 THROUGH 224, INCLUSIVE, INDICATED AS OPEN SPACE, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS 205 AND 206, INDICATED AS OPEN SPACE CHANNEL, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOT 212, INDICATED AS SEWER LIFT STATION, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS 210, 211, 213, 214 AND 217, INDICATED AS DETENTION BASIN, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOT 209, INDICATED AS OPEN SPACE/COMMUNITY PARK, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "U". THE DEDICATION IS FOR (1) ONE-FOOT BARRIER STRIP FOR ROAD AND ACCESS CONTROL.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING WITHIN LOTS 197, 205, 206, 210, 215 AND 222, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: BLANKET ACCESS EASEMENTS LYING OVER ALL OF LOTS 205, 206, 210 AND 222 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: REGIONAL TRAIL EASEMENTS LYING WITHIN LOTS 205 AND 206, AS SHOWN HEREON. THE DEDICATION IS FOR COMMUNITY TRAIL PURPOSES.

OWNERS:

LS TERRACINA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF CALIFORNIA, INC.,
 A CALIFORNIA CORPORATION, ITS MEMBER

Mark Torres
 MARK TORRES
 PRESIDENT

CALATLANTIC GROUP, INC.
 A DELAWARE CORPORATION, ITS MEMBER

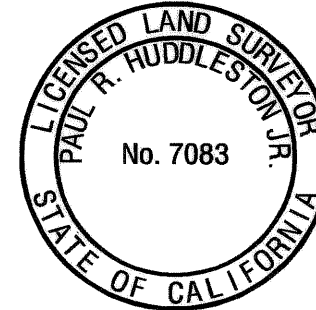
Martin P. Langpap
 MARTIN P. LANGPAP
 OPERATIONAL VICE PRESIDENT

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 LS TERRACINA, LLC. IN MAY, 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 11/4, 2015

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., L.S. 7083

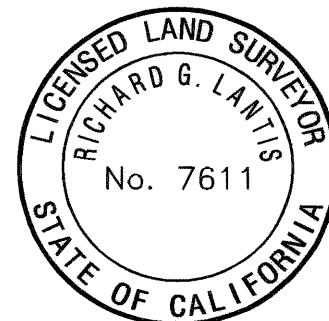


COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 31597 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 10, 2007, THE EXPIRATION DATE BEING APRIL 10, 2017, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 2015

RICHARD G. LANTIS, COUNTY SURVEYOR
 L.S. 7611 EXPIRES: 12-31-2016



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFERS OF DEDICATION MADE HEREON OF THE DRAINAGE EASEMENTS ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION MADE HEREON OF THE BLANKET ACCESS EASEMENTS FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENTS, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, IS HEREBY NOT ACCEPTED.

ALL OTHER DEDICATIONS ARE HEREBY NOT ACCEPTED.

DATE: _____, 2015
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: _____
 CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
 KECIA HARPER-IHEM
 CLERK OF THE BOARD OF SUPERVISORS
 BY: _____, DEPUTY

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 _____

DATE: NOVEMBER 12, 2015

DON KENT, COUNTY TAX COLLECTOR,

BY: *Don Kent*, DEPUTY

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

- 1) ALL OF PENA ROAD AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 20856, FILED IN MAP BOOK 132, PAGE 70 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 2) THAT PORTION OF WOOLPERT LANE AS SHOWN PER PARCEL MAP NO. 14561, FILED IN BOOK 79, PAGE 94, PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18, PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78 AND PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, ALL OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 3) THAT PORTION OF ANZA ROAD AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 4) THAT PORTION OF VIA PUEBLA AS PER GRANT OF EASEMENT RECORDED DECEMBER 19, 1996 AS INSTRUMENT NO. 477561, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- 5) THAT PORTION OF MONTE VERDE ROAD AS SHOWN PER PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18, PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, ALL OF PARCEL MAPS, TOGETHER WITH THE EASEMENT GRANT DEEDS RECORDED JUNE 24, 1974 AS INSTRUMENT NOS. 77801, 77802 AND 77803, ALL OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.

TAX BOND CERTIFICATE

I HEREBY CERTIFY 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 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 SAID BOARD OF SUPERVISORS.

DATE: _____, 2015

CASH OR SURETY BOND
 DON KENT
 COUNTY TAX COLLECTOR

BY: _____
 DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT FOR ROADWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF KAISER AETNA, A CALIFORNIA GENERAL PARTNERSHIP, RECORDED JUNE 24, 1974 IN BOOK 1974, PAGE 77801, BOOK 1974, PAGE 77802 AND BOOK 1974, PAGE 77803, ALL OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

RECORD REFERENCES:

- R1 INDICATES RECORD DATA PER RECORD OF SURVEY, R.S.B. 55 / 54.
- R2 INDICATES RECORD DATA PER PARCEL MAP 7838, P.M.B. 31 / 97-98.
- R3 INDICATES RECORD DATA PER PARCEL MAP 10837, P.M.B. 51 / 23.
- R4 INDICATES RECORD DATA PER PARCEL MAP 11073, P.M.B. 53 / 100.
- R5 INDICATES RECORD DATA PER PARCEL MAP 14825, P.M.B. 78 / 25.
- R6 INDICATES RECORD DATA PER PARCEL MAP 14649, P.M.B. 78 / 93.
- R7 INDICATES RECORD DATA PER PARCEL MAP 14561, P.M.B. 79 / 94.
- R8 INDICATES RECORD DATA PER PARCEL MAP 17822, P.M.B. 102 / 36.
- R9 INDICATES RECORD DATA PER PARCEL MAP 17311, P.M.B. 102 / 58.
- R10 INDICATES RECORD DATA PER PARCEL MAP 17332, P.M.B. 103 / 18.
- R11 INDICATES RECORD DATA PER PARCEL MAP 17975, P.M.B. 104 / 61.
- R12 INDICATES RECORD DATA PER PARCEL MAP 18681, P.M.B. 113 / 78.
- R13 INDICATES RECORD DATA PER PARCEL MAP 18996, P.M.B. 116 / 15.
- R14 INDICATES RECORD DATA PER PARCEL MAP 20194, P.M.B. 124 / 94-95.
- R15 INDICATES RECORD DATA PER PARCEL MAP 20856, P.M.B. 132 / 70.
- R16 INDICATES RECORD DATA PER PARCEL MAP 20861, P.M.B. 132 / 81.
- R17 INDICATES RECORD DATA PER PARCEL MAP 20921, P.M.B. 136 / 96-97.
- R18 INDICATES RECORD DATA PER PARCEL MAP 21972, P.M.B. 154 / 33-34.
- R19 INDICATES RECORD DATA PER RECORD OF SURVEY, R.S.B. 83 / 63-75.
- R20 INDICATES RECORD DATA PER PARCEL MAP 24387, P.M.B. 164/5-20.
- R21 INDICATES RECORD DATA PER TRACT MAP 23066-4, M.B. 261 / 29-37.
- R22 INDICATES RECORD DATA PER PARCEL MAP 25184, P.M.B. 190 / 34-36.
- R23 INDICATES RECORD DATA PER BLM FIELD NOTES IN VOLUME R 598, PAGES 230 - 273.
- R24 INDICATES RECORD DATA PER BLM FIELD NOTES IN VOLUME R 601, PAGES 230 - 244.
- R25 INDICATES RECORD DATA PER TRACT MAP 23066-5, M.B. 289 / 82-88.
- R26 INDICATES RECORD DATA PER TRACT NO. 23067-2, M.B. 289 / 89-96.
- R27 INDICATES RECORD DATA PER TRACT NO. 23064, M.B. 316 / 99-108.
- R28 INDICATES RECORD DATA PER TRACT MAP 23065, M.B. 330 / 20-38, CERT. OF CORR. RECORDED AS INST. NO. 2005-0050115 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0575709, BOTH OFFICIAL RECORDS.
- R29 INDICATES RECORD DATA PER TRACT NO. 29554-3, M.B. 336/31-38 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0350256 OFFICIAL RECORDS.
- R30 INDICATES RECORD DATA PER TRACT MAP 29473-1, M.B. 394 / 1-9 AND CERT. OF CORR. RECORDED AS INST. NO. 2012-0293633 OFFICIAL RECORDS.
- R31 INDICATES RECORD DATA PER CORNER RECORD 12-0524.
- R32 INDICATES RECORD DATA PER TRACT NO. 23066-2, M.B. 315 / 73-78.
- R33 INDICATES RECORD & MEASURED DATA PER INST. NO. 2014-0297546, OFFICIAL RECORDS.

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 1" I.P. AND TAG, "L.S. 7083", FLUSH.
 - SFN INDICATES SEARCHED FOUND NOTHING, SET NOTHING.
- SET 1" I.P. AND TAG "L.S. 7083", FLUSH AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG "L.S. 7083", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S AND CORNER OUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- SET LEAD AND TAG "L.S. 7083" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- ||||| INDICATES RESTRICTED ACCESS.
- ALL MONUMENTS SHOWN PER RIV. CO. ORD. 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.
- THIS TRACT CONTAINS: 94.34 ACRES, GROSS
THIS TRACT CONTAINS: 204 RESIDENTIAL LOTS AND 24 OPEN SPACE LOTS.
- C.C. & R. FOR THIS MAP RECORDED _____ AS INST. NO. _____ O.R.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	13°03'51"	850.00'	193.81'
	(13°03'56"	850.00'	193.83' R8)

LINE TABLE		
LINE	BEARING	LENGTH
L4	N89°24'16"W	1295.34'
	(N89°24'18"W	1295.54'R28)
	(S89°51'50"E	19.630chR23)

NOTES:

SEE SHEET 3 FOR BOUNDARY SHEET.
SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

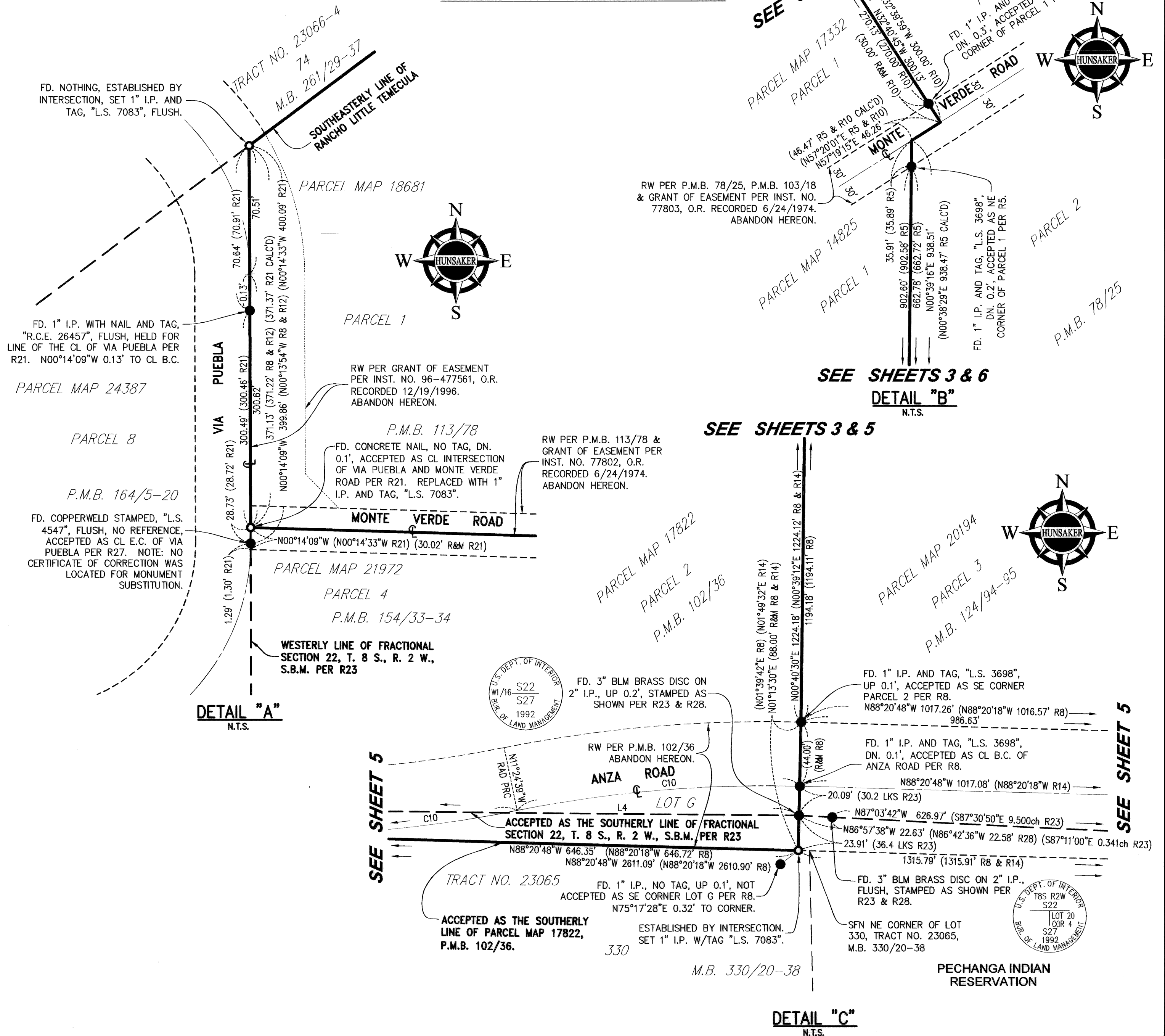
ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK _____, PAGE _____, THIS AFFECTS ALL LOTS.

BASIS OF BEARINGS:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF EL CHISMAL ROAD, SHOWN AS N 46°45'33" W PER TRACT MAP 29473-1, BOOK 394 OF MAPS, AT PAGES 1 - 9, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BOUNDARY SHEET DETAILS

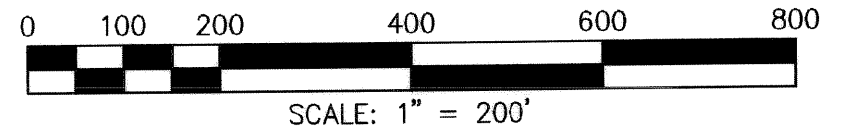
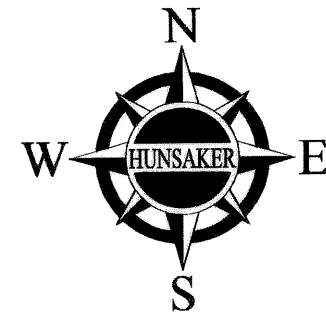


TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013



RECORD REFERENCES:

- R1 INDICATES RECORD DATA PER RECORD OF SURVEY, R.S.B. 55 / 54.
- R8 INDICATES RECORD DATA PER PARCEL MAP 17822, P.M.B. 102 / 36.
- R12 INDICATES RECORD DATA PER PARCEL MAP 18681, P.M.B. 113 / 78.
- R13 INDICATES RECORD DATA PER PARCEL MAP 18996, P.M.B. 116 / 15.
- R14 INDICATES RECORD DATA PER PARCEL MAP 20194, P.M.B. 124 / 94-95.
- R18 INDICATES RECORD DATA PER PARCEL MAP 21972, P.M.B. 154 / 33-34.
- R19 INDICATES RECORD DATA PER RECORD OF SURVEY, R.S.B. 83 / 63-75.
- R20 INDICATES RECORD DATA PER PARCEL MAP 24387, P.M.B. 164/5-20.
- R21 INDICATES RECORD DATA PER TRACT MAP 23066-4, M.B. 261 / 29-37.
- R22 INDICATES RECORD DATA PER PARCEL MAP 25184, P.M.B. 190 / 34-36.
- R23 INDICATES RECORD DATA PER BLM FIELD NOTES IN VOLUME R 598, PAGES 230 - 273.
- R25 INDICATES RECORD DATA PER TRACT MAP 23066-5, M.B. 289 / 82-88.
- R26 INDICATES RECORD DATA PER TRACT NO. 23067-2, M.B. 289 / 89-96.
- R27 INDICATES RECORD DATA PER TRACT NO. 23064, M.B. 316 / 99-108.
- R28 INDICATES RECORD DATA PER TRACT MAP 23065, M.B. 330 / 20-38, CERT. OF CORR. RECORDED AS INST. NO. 2005-0050115 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0575709, BOTH OFFICIAL RECORDS.
- R31 INDICATES RECORD DATA PER CORNER RECORD 12-0524.
- R32 INDICATES RECORD DATA PER TRACT NO. 23066-2, M.B. 315 / 73-78.
- R33 INDICATES RECORD & MEASURED DATA PER INST. NO. 2014-0297546, OFFICIAL RECORDS.

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 1" I.P. AND TAG, "L.S. 7083", FLUSH.
 - SFN INDICATES SEARCHED FOUND NOTHING, SET NOTHING.
- SET 1" I.P. AND TAG "L.S. 7083", FLUSH AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG "L.S. 7083", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- SET LEAD AND TAG "L.S. 7083" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

INDICATES RESTRICTED ACCESS.

ALL MONUMENTS SHOWN PER RIV. CO. ORD. 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.

THIS TRACT CONTAINS: 94.34 ACRES, GROSS
THIS TRACT CONTAINS: 204 RESIDENTIAL LOTS AND 24 OPEN SPACE LOTS.

C.C. & R. FOR THIS MAP RECORDED _____ AS INST. NO. _____
O.R.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

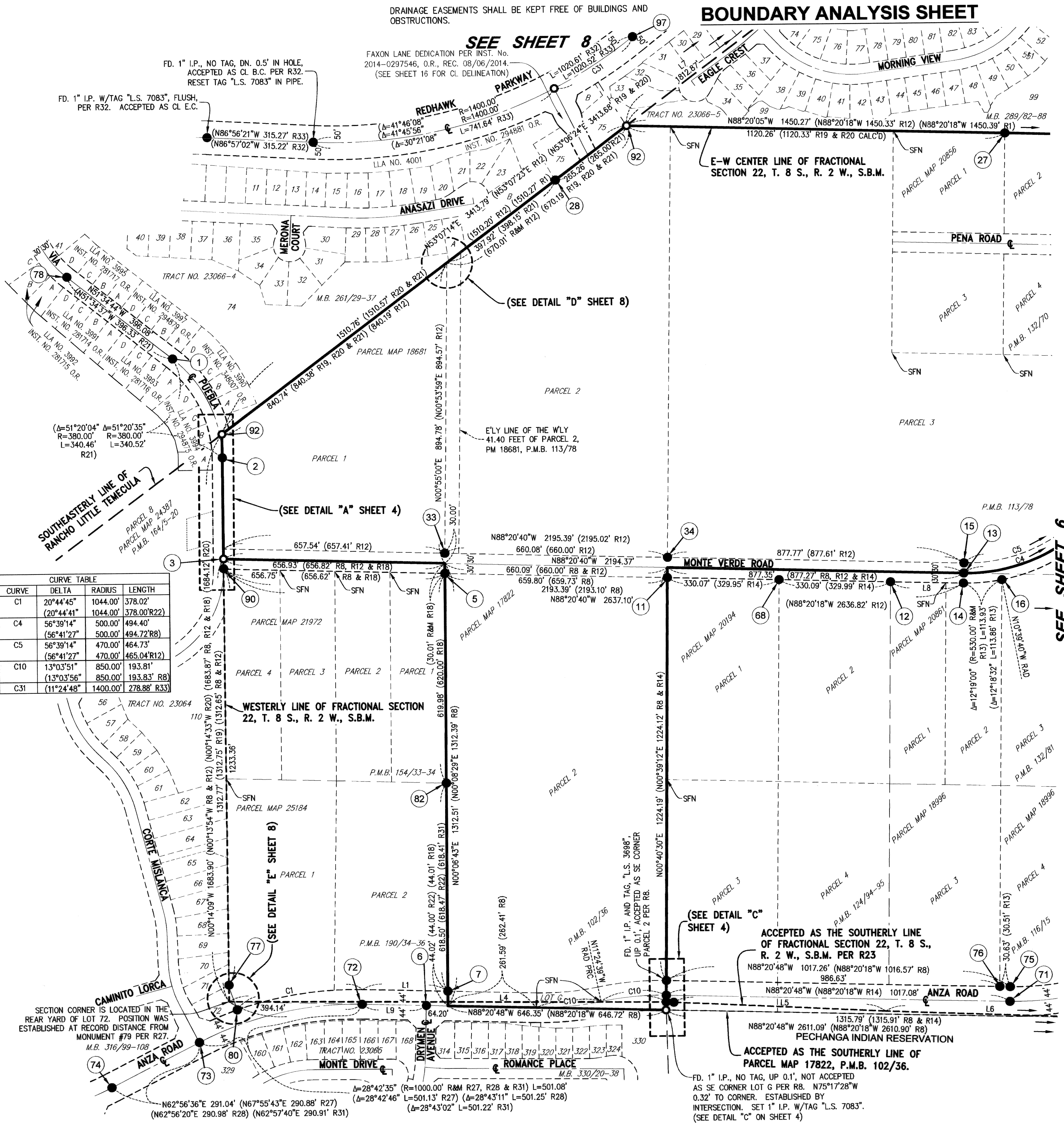
LINE	BEARING	LENGTH
L1	N88°20'48"W (N88°19'18"W (N88°21'31"W	253.63' 253.66'R31) 253.74'R22)
L4	N89°24'16"W (N89°24'18"W (S89°51'50"E	1295.34' 1295.54'R28) 19.630chR23)
L5	N87°03'42"W (S87°30'50"E	626.97' 9.500chR23)
L6	N87°32'49"W (S88°00'00"E	666.59' 10.101chR23)

LINE	BEARING	LENGTH
L7	N53°07'14"E (N53°06'24"E (N53°06'21"E	1903.03' 1903.11'R19) 1903.50'R25)
L8	N88°20'40"W (N88°20'18"W	216.68' 216.81' R8)
L9	N88°20'48"W (N88°20'29"W (N88°19'18"W	190.61' 190.62' R28) 190.63' R31)

NOTES:

- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 6 THROUGH 9, INCLUSIVE, FOR ADDITIONAL BOUNDARY ANALYSIS SHEETS.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
- SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

BOUNDARY ANALYSIS SHEET



CURVE	DELTA	RADIUS	LENGTH
C1	20°44'45" (20°44'41"	1044.00' 1044.00'	378.02' 378.00'R22)
C4	56°39'14" (56°41'27"	500.00' 500.00'	494.40' 494.72'R8)
C5	56°39'14" (56°41'27"	470.00' 470.00'	464.73' 465.04'R12)
C10	13°03'51" (13°03'56"	850.00' 850.00'	193.81' 193.83' R8)
C31	11°24'48"	1400.00'	278.88' R33)

SECTION CORNER IS LOCATED IN THE REAR YARD OF LOT 72. POSITION WAS ESTABLISHED AT RECORD DISTANCE FROM MONUMENT #79 PER R27. M.B. 316/99-108

FD. 1" I.P., NO TAG, DN. 0.5" IN HOLE, ACCEPTED AS CL. B.C. PER R32. RESET TAG "L.S. 7083" IN PIPE.

FD. 1" I.P. W/TAG "L.S. 7083", FLUSH, PER R32. ACCEPTED AS CL. E.C.

SEE SHEET 8

SEE DETAIL "A" SHEET 4

SEE DETAIL "D" SHEET 8

SEE DETAIL "C" SHEET 4

SEE SHEET 6

ACCEPTED AS THE SOUTHERLY LINE OF FRACTIONAL SECTION 22, T. 8 S., R. 2 W., S.B.M. PER R23

ACCEPTED AS THE SOUTHERLY LINE OF PARCEL MAP 17822, P.M.B. 102/36.

FD. 1" I.P., NO TAG, UP 0.1", NOT ACCEPTED AS SE CORNER LOT G PER RB. N75°17'28"W 0.32' TO CORNER. ESTABLISHED BY INTERSECTION. SET 1" I.P. W/TAG "L.S. 7083". (SEE DETAIL "C" ON SHEET 4)

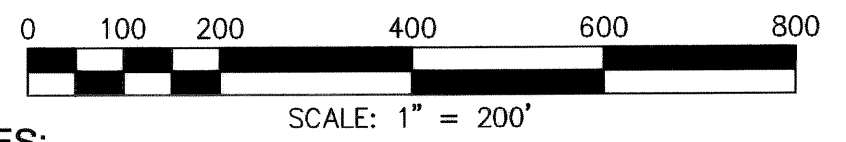
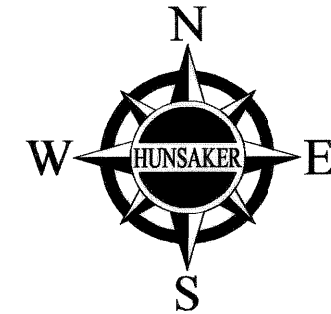
TRACT NO. 31597

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HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

BOUNDARY ANALYSIS SHEET



RECORD REFERENCES:

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- R2 INDICATES RECORD DATA PER PARCEL MAP 7838, P.M.B. 31 / 97-98.
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- R4 INDICATES RECORD DATA PER PARCEL MAP 11073, P.M.B. 53 / 100.
- R5 INDICATES RECORD DATA PER PARCEL MAP 14825, P.M.B. 78 / 25.
- R6 INDICATES RECORD DATA PER PARCEL MAP 14649, P.M.B. 78 / 93.
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- R9 INDICATES RECORD DATA PER PARCEL MAP 17311, P.M.B. 102 / 58.
- R10 INDICATES RECORD DATA PER PARCEL MAP 17332, P.M.B. 103 / 18.
- R11 INDICATES RECORD DATA PER PARCEL MAP 17975, P.M.B. 104 / 61.
- R12 INDICATES RECORD DATA PER PARCEL MAP 18681, P.M.B. 113 / 78.
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- R16 INDICATES RECORD DATA PER PARCEL MAP 20861, P.M.B. 132 / 81.
- R17 INDICATES RECORD DATA PER PARCEL MAP 20921, P.M.B. 136 / 96-97.
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- R24 INDICATES RECORD DATA PER BLM FIELD NOTES IN VOLUME R 601, PAGES 230 - 244.

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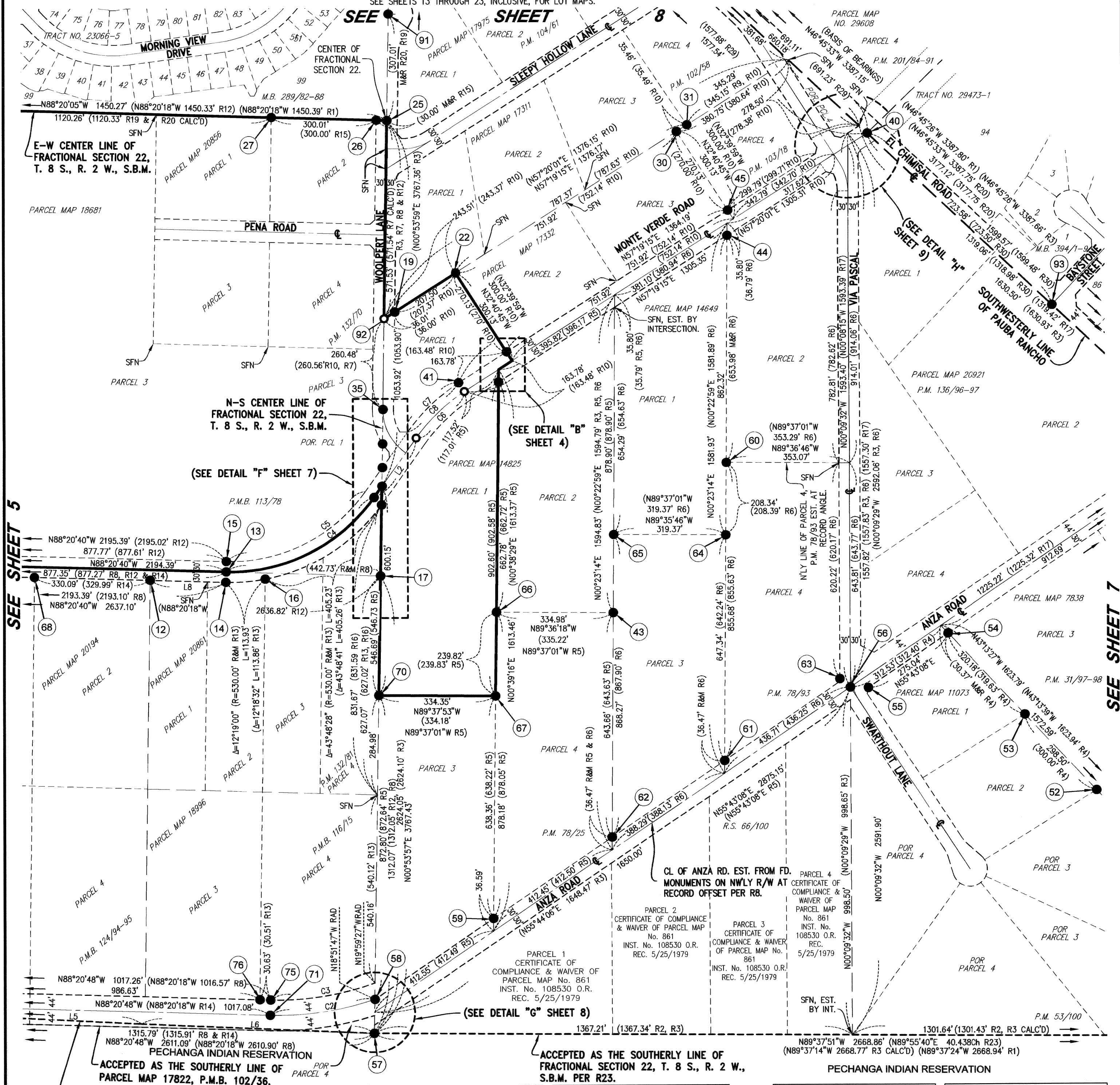
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- R28 INDICATES RECORD DATA PER TRACT MAP 23065, M.B. 330 / 20-38, CERT. OF CORR. RECORDED AS INST. NO. 2005-0050115 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0575709, BOTH OFFICIAL RECORDS.
- R29 INDICATES RECORD DATA PER TRACT NO. 29554-3, M.B. 336/31-38 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0350256 OFFICIAL RECORDS.
- R30 INDICATES RECORD DATA PER TRACT MAP 29473-1, M.B. 394 / 1-9 AND CERT. OF CORR. RECORDED AS INST. NO. 2012-0293633 OFFICIAL RECORDS.
- R31 INDICATES RECORD DATA PER CORNER RECORD 12-0524.

NOTES:

SEE SHEET 3 FOR BOUNDARY SHEET.
 SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
 SEE SHEETS 5 AND 7 THROUGH 9, INCLUSIVE, FOR ADDITIONAL BOUNDARY ANALYSIS SHEETS.
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SURVEYOR'S NOTES:

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- INDICATES RESTRICTED ACCESS.
- ALL MONUMENTS SHOWN PER RIV. CO. ORD. 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.
- THIS TRACT CONTAINS: 94.34 ACRES, GROSS
 THIS TRACT CONTAINS: 204 RESIDENTIAL LOTS AND 24 OPEN SPACE LOTS.
- C.C. & R. FOR THIS MAP RECORDED _____ AS INST. NO. _____ O.R.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



ACCEPTED AS THE SOUTHERLY LINE OF FRACTIONAL SECTION 22, T. 8 S., R. 2 W., S.B.M. PER R23.

ACCEPTED AS THE SOUTHERLY LINE OF FRACTIONAL SECTION 22, T. 8 S., R. 2 W., S.B.M. PER R23.

PECHARANGA INDIAN RESERVATION

CURVE	DELTA	RADIUS	LENGTH
C2	20°30'59"	850.00'	304.37'
	(20°31'33"	850.00'	304.51'R8)

CURVE	DELTA	RADIUS	LENGTH
C3	21°38'38"	806.00'	304.47'
	(21°39'13"	806.00'	304.61'R8)
C4	56°39'14"	500.00'	494.40'
	(56°41'27"	500.00'	494.72'R8)
C5	56°39'14"	470.00'	464.73'
	(56°41'27"	470.00'	465.04'R12)

CURVE	DELTA	RADIUS	LENGTH
C6	22°19'09"	500.00'	194.77'
	(22°21'46"	500.00'	195.15'R3)
C7	22°19'09"	530.00'	206.46'
	(22°21'46"	530.00'	206.86'R10)
C8	22°14'33"	470.00'	205.75'
	(22°17'10"	470.00'	206.15'R10)

LINE	BEARING	LENGTH
L2	N35°00'06"E	208.71'
	(N34°58'15"E	R10)
L5	N87°03'42"W	626.97'
	(S87°30'50"E	9.500chR23)

LINE	BEARING	LENGTH
L6	N87°32'49"W	666.59'
	(S88°00'00"E	10.101chR23)
L8	N88°20'40"W	216.68'
	(N88°20'18"W	216.81' R8)

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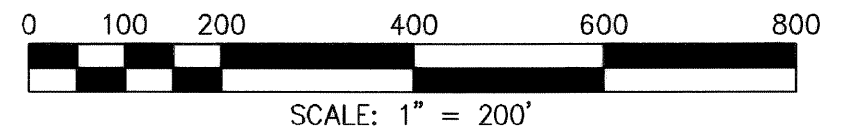
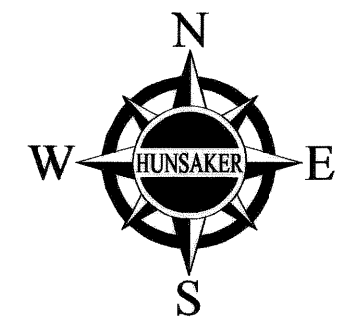
JUNE 2013

RECORD REFERENCES:

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- R2 INDICATES RECORD DATA PER PARCEL MAP 7838, P.M.B. 31 / 97-98.
- R3 INDICATES RECORD DATA PER PARCEL MAP 10837, P.M.B. 51 / 23.
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- R6 INDICATES RECORD DATA PER PARCEL MAP 14649, P.M.B. 78 / 93.
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- R31 INDICATES RECORD DATA PER CORNER RECORD 12-0524.



SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P. AND TAG, "L.S. 7083", FLUSH.
- SFN INDICATES SEARCHED FOUND NOTHING, SET NOTHING.

SET 1" I.P. AND TAG "L.S. 7083", FLUSH AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED.

SET LEAD AND TAG "L.S. 7083", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.

SET LEAD AND TAG "L.S. 7083" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

INDICATES RESTRICTED ACCESS.

ALL MONUMENTS SHOWN PER RIV. CO. ORD. 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.

THIS TRACT CONTAINS: 94.34 ACRES, GROSS
THIS TRACT CONTAINS: 204 RESIDENTIAL LOTS AND 24 OPEN SPACE LOTS.

C.C. & R. FOR THIS MAP RECORDED _____ AS INST. NO. _____ O.R.

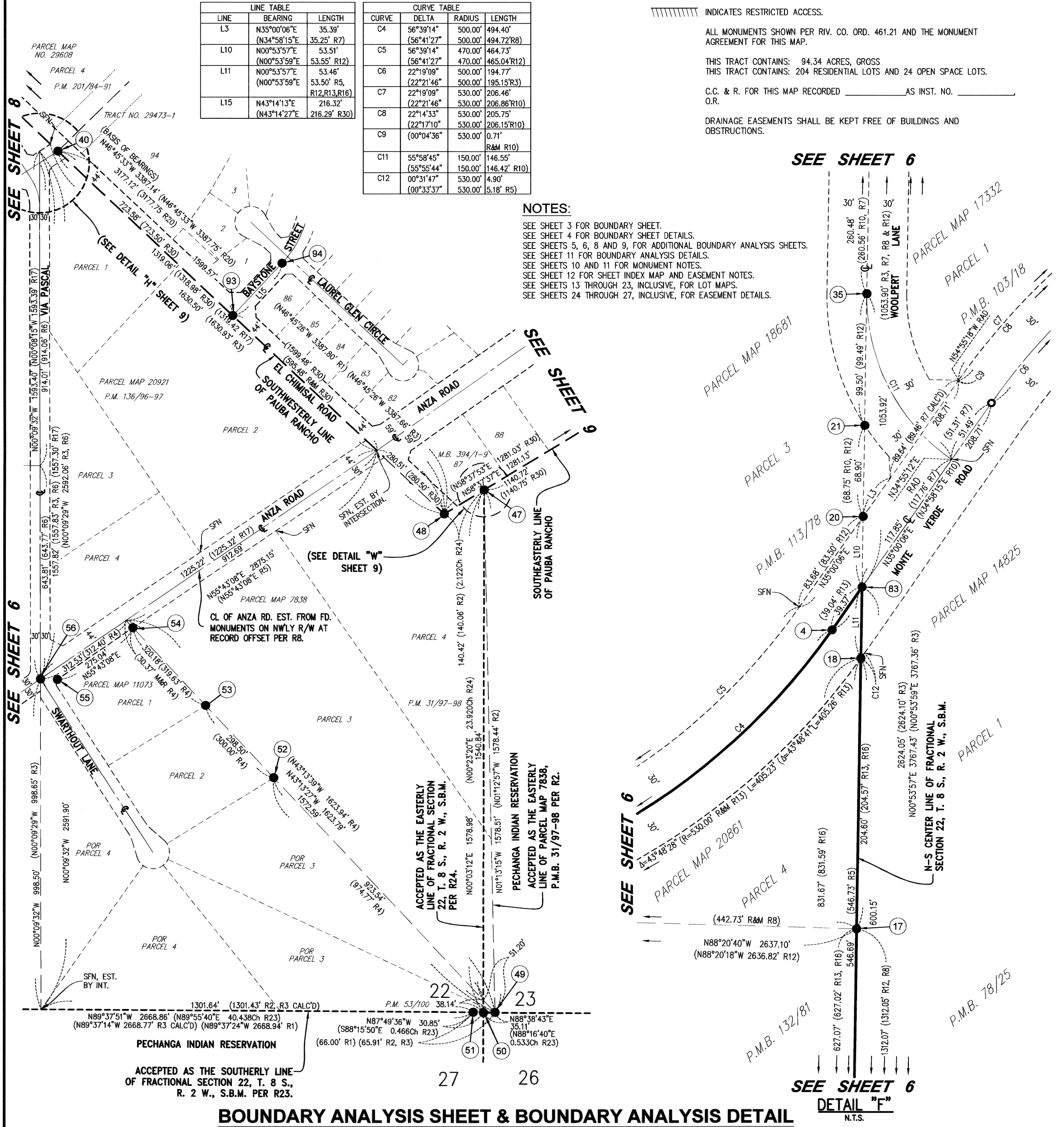
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

LINE	BEARING	LENGTH
L3	N35°00'06"E (N34°58'15"E)	35.39' 35.25' R7)
L10	N00°53'57"E (N00°53'59"E)	53.51' 53.55' R12)
L11	N00°53'57"E (N00°53'59"E)	53.46' 53.50' R5, R12,R13,R16)
L15	N43°14'13"E (N43°14'27"E)	216.32' 216.29' R30)

CURVE	DELTA	RADIUS	LENGTH
C4	56°39'14"	500.00'	494.40' 494.72'R8)
C5	56°39'14"	470.00'	464.73' 465.04'R12)
C6	22°19'09"	500.00'	194.77' 195.15'R3)
C7	22°19'09"	530.00'	206.46' 206.86'R10)
C8	22°14'33"	530.00'	205.75' 206.15'R10)
C9	00°04'36"	530.00'	0.71' R&M R10)
C11	55°58'45"	150.00'	146.55' 146.42' R10)
C12	00°33'37"	530.00'	4.90' 5.18' R5)

NOTES:

- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5, 6, 8 AND 9, FOR ADDITIONAL BOUNDARY ANALYSIS SHEETS.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
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- SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.



BOUNDARY ANALYSIS SHEET & BOUNDARY ANALYSIS DETAIL

SEE SHEET 6
DETAIL "F"
N.T.S.

TRACT NO. 31597

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HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

RECORD REFERENCES:

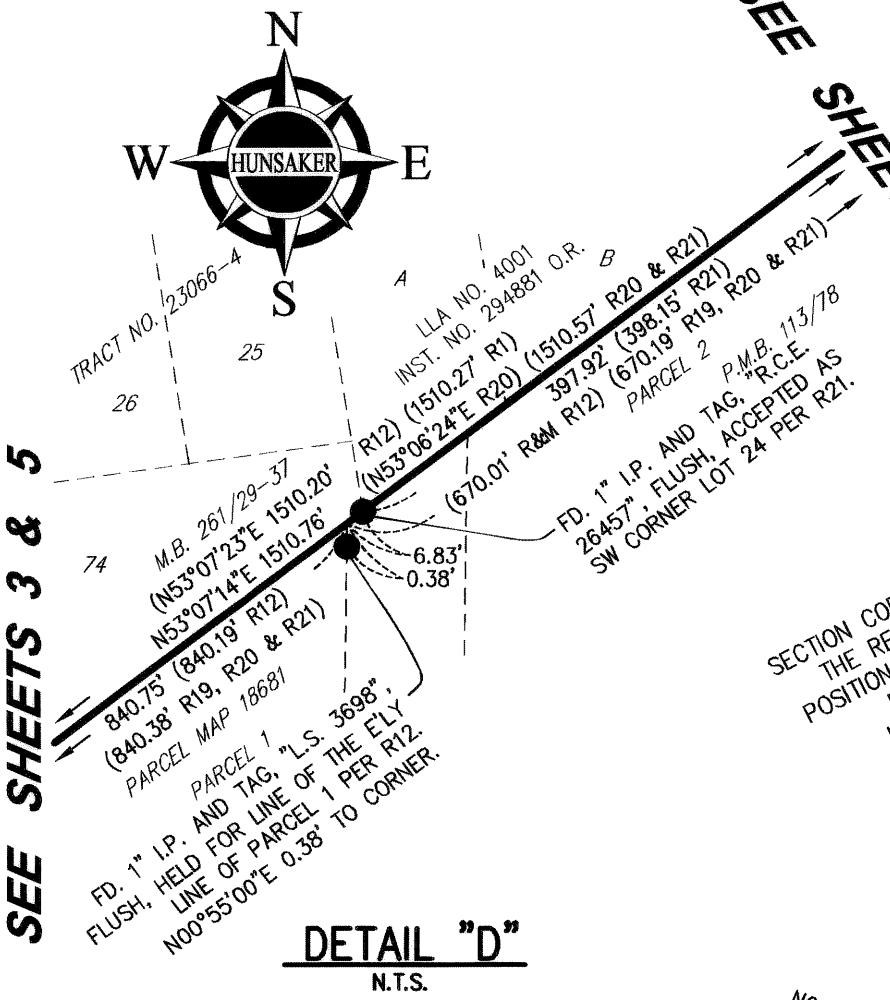
- R1 INDICATES RECORD DATA PER RECORD OF SURVEY, R.S.B. 55 / 54.
- R2 INDICATES RECORD DATA PER PARCEL MAP 7838, P.M.B. 31 / 97-98.
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- R10 INDICATES RECORD DATA PER PARCEL MAP 17332, P.M.B. 103 / 18.
- R11 INDICATES RECORD DATA PER PARCEL MAP 17975, P.M.B. 104 / 61.
- R12 INDICATES RECORD DATA PER PARCEL MAP 18681, P.M.B. 113 / 78.
- R13 INDICATES RECORD DATA PER PARCEL MAP 18996, P.M.B. 116 / 15.
- R14 INDICATES RECORD DATA PER PARCEL MAP 20194, P.M.B. 124 / 94-95.
- R15 INDICATES RECORD DATA PER PARCEL MAP 20856, P.M.B. 132 / 70.
- R16 INDICATES RECORD DATA PER PARCEL MAP 20861, P.M.B. 132 / 81.
- R17 INDICATES RECORD DATA PER PARCEL MAP 20921, P.M.B. 136 / 96-97.
- R18 INDICATES RECORD DATA PER PARCEL MAP 21972, P.M.B. 154 / 33-34.
- R19 INDICATES RECORD DATA PER RECORD OF SURVEY, R.S.B. 83 / 63-75.
- R20 INDICATES RECORD DATA PER PARCEL MAP 24387, P.M.B. 164/5-20.
- R21 INDICATES RECORD DATA PER PARCEL MAP 23066-4, M.B. 261 / 29-37.
- R22 INDICATES RECORD DATA PER PARCEL MAP 25184, P.M.B. 190 / 34-36.
- R23 INDICATES RECORD DATA PER BLM FIELD NOTES IN VOLUME R 598, PAGES 230 - 273.
- R24 INDICATES RECORD DATA PER BLM FIELD NOTES IN VOLUME R 601, PAGES 230 - 244.
- R25 INDICATES RECORD DATA PER TRACT MAP 23066-5, M.B. 289 / 82-88.
- R26 INDICATES RECORD DATA PER TRACT NO. 23067-2, M.B. 289 / 89-96.
- R27 INDICATES RECORD DATA PER TRACT NO. 23064, M.B. 316 / 99-108.
- R28 INDICATES RECORD DATA PER TRACT MAP 23065, M.B. 330 / 20-38, CERT. OF CORR. RECORDED AS INST. NO. 2005-0050115 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0575709, BOTH OFFICIAL RECORDS.
- R29 INDICATES RECORD DATA PER TRACT NO. 29554-3, M.B. 336/31-38 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0350256 OFFICIAL RECORDS.
- R30 INDICATES RECORD DATA PER TRACT MAP 29473-1, M.B. 394 / 1-9 AND CERT. OF CORR. RECORDED AS INST. NO. 2012-0293633 OFFICIAL RECORDS.
- R31 INDICATES RECORD DATA PER CORNER RECORD 12-0524.
- R33 INDICATES RECORD & MEASURED DATA PER INST. NO. 2014-0297546, OFFICIAL RECORDS.

SURVEYOR'S NOTES:

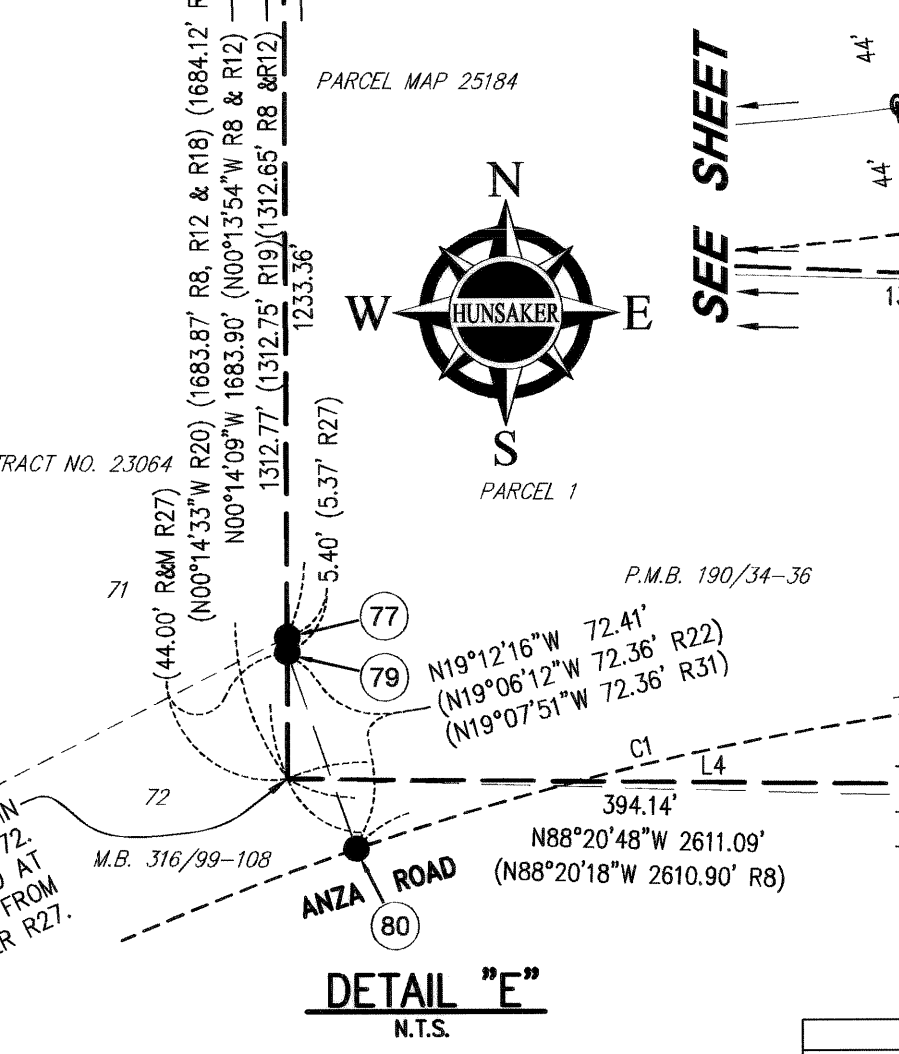
- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 1" I.P. AND TAG, "L.S. 7083", FLUSH.
 - SFN INDICATES SEARCHED FOUND NOTHING, SET NOTHING.
- SET 1" I.P. AND TAG "L.S. 7083", FLUSH AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG "L.S. 7083", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
- SET LEAD AND TAG "L.S. 7083" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- INDICATES RESTRICTED ACCESS.
- ALL MONUMENTS SHOWN PER PRIV. CO. ORD. 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.
- THIS TRACT CONTAINS: 94.34 ACRES, GROSS
THIS TRACT CONTAINS: 204 RESIDENTIAL LOTS AND 24 OPEN SPACE LOTS.
- C.C. & R. FOR THIS MAP RECORDED _____ AS INST. NO. _____
O.R.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

NOTES:

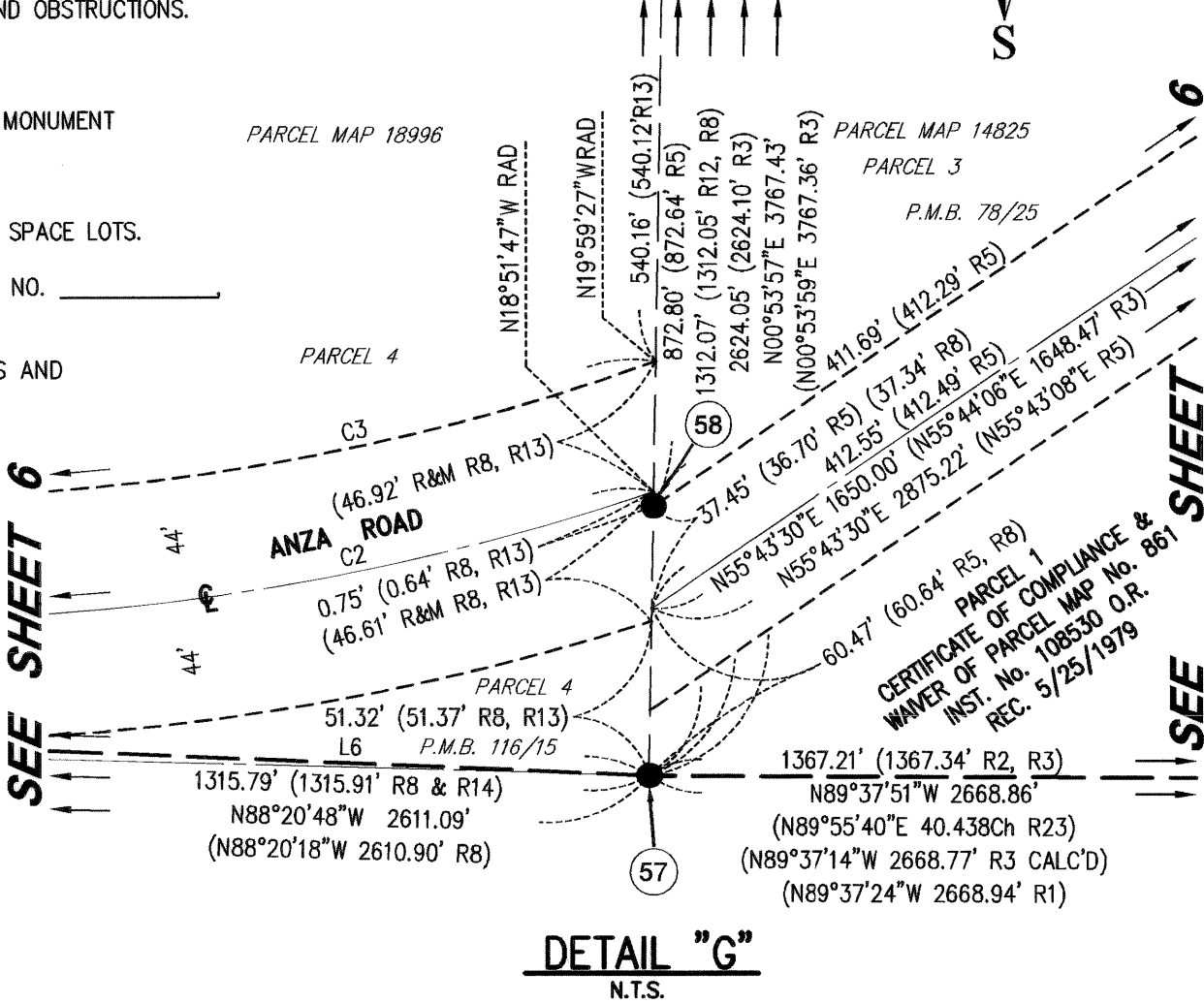
- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 7, INCLUSIVE, AND 9, FOR ADDITIONAL BOUNDARY ANALYSIS SHEETS.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
- SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.



SEE SHEET 5

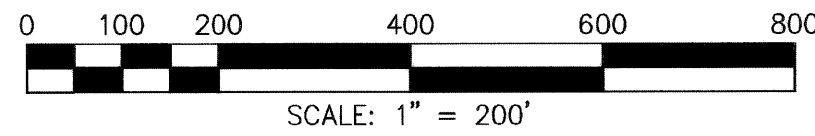


SEE SHEET 6

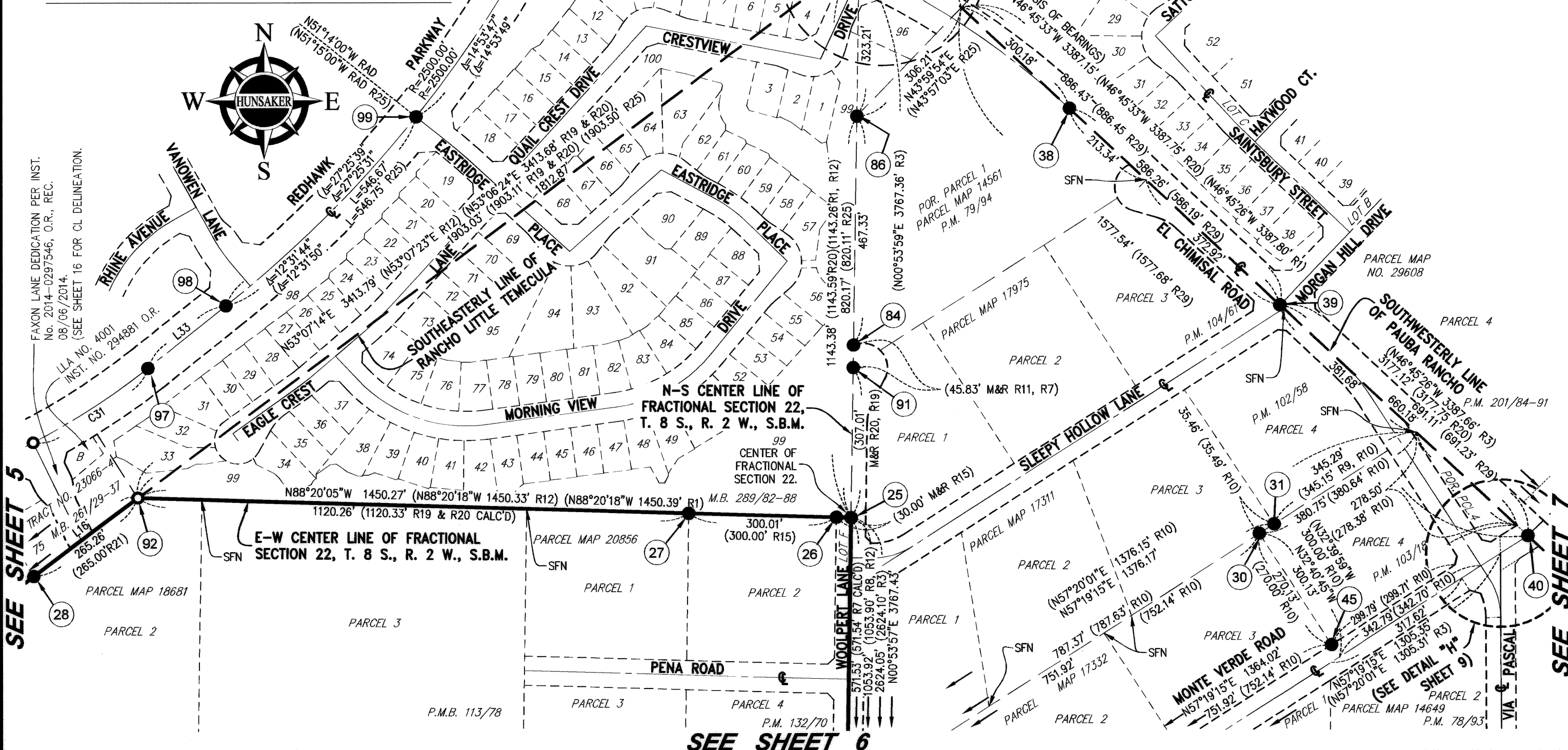


CURVE	DELTA	RADIUS	LENGTH
C1	20°44'45"	1044.00'	378.02'
C2	20°30'59"	850.00'	304.37'
C3	21°38'38"	806.00'	304.47'
C31	(11°24'48")	1400.00'	278.88' R33

LINE	BEARING	LENGTH
L4	N89°24'16"W	1295.34'
	(N89°24'18"W	1295.54'R28)
	(S89°51'50"E	19.630chR23)
L6	N87°32'49"W	666.59'
	(S88°00'00"E	10.101chR23)
L16	N53°07'14"E	1510.76'
	(N53°07'30"E	1510.27'R1)
	(N53°07'23"E	1510.20'R12)
	(N53°06'24"E	1510.57'R20)
	(N53°06'24"E	1510.57'R21)
L33	N51°17'43"E	203.65'
	(N51°16'50"E	203.65' R32)



BOUNDARY ANALYSIS SHEET



TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

NOTES:

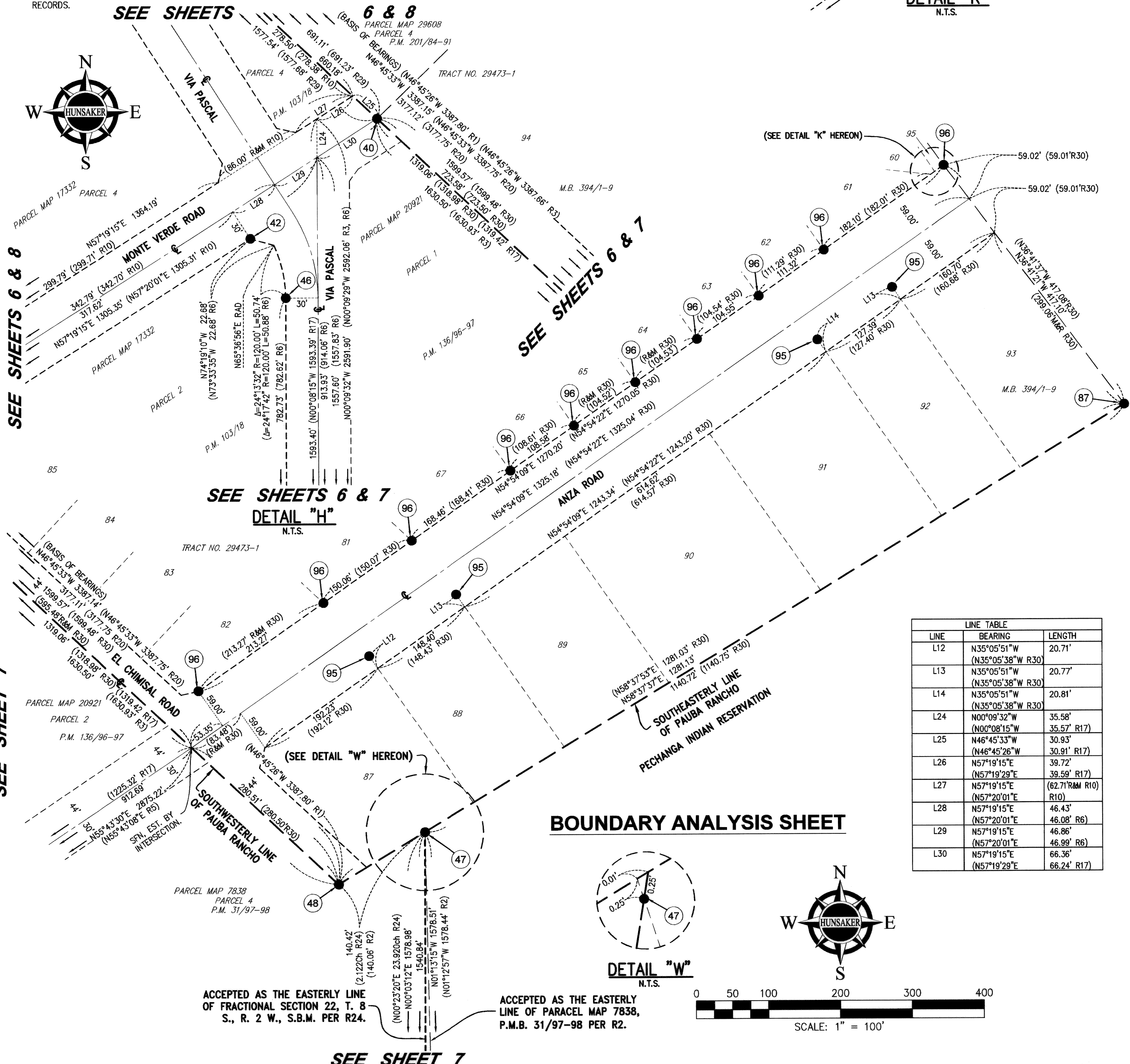
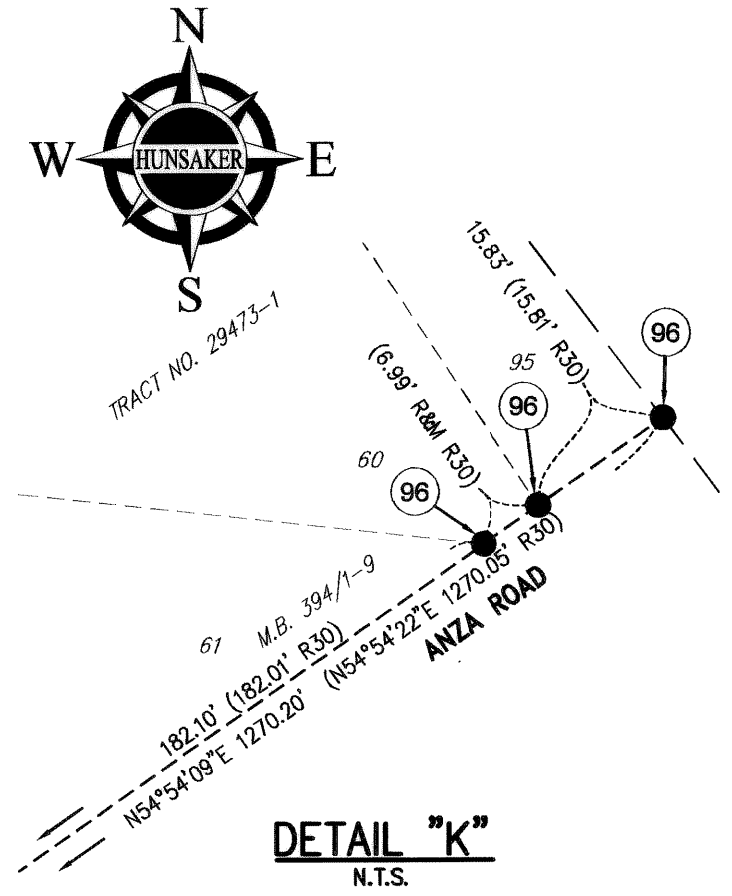
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- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
- SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

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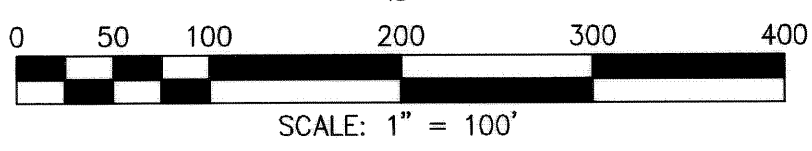
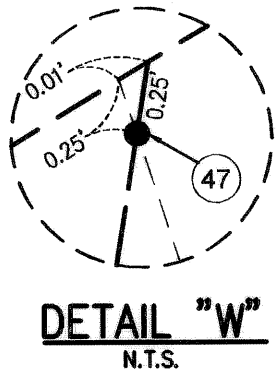
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- R29 INDICATES RECORD DATA PER TRACT NO. 29554-3, M.B. 336/31-38 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0350256 OFFICIAL RECORDS.
- R30 INDICATES RECORD DATA PER TRACT MAP 29473-1, M.B. 394 / 1-9 AND CERT. OF CORR. RECORDED AS INST. NO. 2012-0293633 OFFICIAL RECORDS.

SURVEYOR'S NOTES:

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THIS TRACT CONTAINS: 204 RESIDENTIAL LOTS AND 24 OPEN SPACE LOTS.
- C.C. & R. FOR THIS MAP RECORDED _____ AS INST. NO. _____ O.R.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



LINE	BEARING	LENGTH
L12	N35°05'51"W (N35°05'38"W R30)	20.71'
L13	N35°05'51"W (N35°05'38"W R30)	20.77'
L14	N35°05'51"W (N35°05'38"W R30)	20.81'
L24	N00°09'32"W	35.58'
L25	N46°45'33"W (N46°45'26"W R17)	30.93'
L26	N57°19'15"E (N57°19'28"E R17)	39.72'
L27	N57°19'15"E (N57°20'01"E R10)	62.71'RMM R10
L28	N57°19'15"E (N57°20'01"E R6)	46.43'
L29	N57°19'15"E (N57°20'01"E R6)	46.86'
L30	N57°19'15"E (N57°19'29"E R17)	66.36'



ACCEPTED AS THE EASTERLY LINE OF FRACTIONAL SECTION 22, T. 8 S., R. 2 W., S.B.M. PER R24.

ACCEPTED AS THE EASTERLY LINE OF PARCEL MAP 7838, P.M.B. 31/97-98 PER R2.

SEE SHEET 7

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

NOTES:

SEE SHEET 3 FOR BOUNDARY SHEET.
SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
SEE SHEET 11 FOR ADDITIONAL MONUMENT NOTES.
SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
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SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

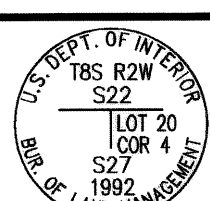
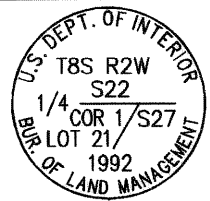
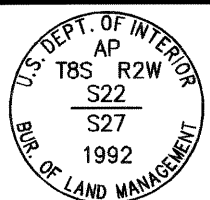
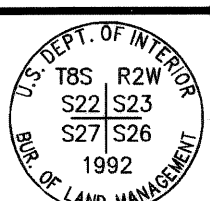
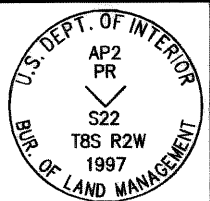
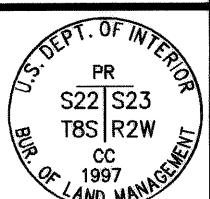
MONUMENT NOTES:

MONUMENT NOTES:

①	FD. 1" I.P. WITH NAIL AND TAG, "R.C.E. 26457", FLUSH, HELD FOR LINE OF THE CL OF VIA PUEBLA PER R21. N51°34'44"W 0.25' TO CL E.C.
②	FD. 1" I.P. WITH NAIL AND TAG, "R.C.E. 26457", FLUSH, HELD FOR LINE OF THE CL OF VIA PUEBLA PER R21. N00°14'09"W 0.15' TO CL B.C.
③	FD. CONCRETE NAIL, NO TAG, DN. 0.1', ACCEPTED AS CL INTERSECTION OF VIA PUEBLA AND MONTE VERDE ROAD PER R21. REPLACED WITH 1" I.P. AND TAG, "L.S. 7083".
④	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.4', ACCEPTED AS CL B.C. OF MONTE VERDE ROAD PER R8.
⑤	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS NW CORNER PARCEL 2, PER R8.
⑥	FD. 1-1/4" BRASS DISC, "L.S. 4547", FLUSH, ACCEPTED AS CL INTERSECTION OF ANZA ROAD AND DRYMEN AVENUE PER R28 AND R31.
⑦	FD. 1" I.P. AND TAG, "L.S. 3698", UP 0.2', ACCEPTED AS SW CORNER PARCEL 2, PER R8.
⑧	FD. 1" I.P., NO TAG, UP 0.1', NOT ACCEPTED AS SE CORNER LOT G PER R8. N75°17'28"E 0.32' TO CORNER.
⑨	FD. 1" I.P. AND TAG, "L.S. 3698", UP 0.1', ACCEPTED AS SE CORNER PARCEL 2 PER R8.
⑩	FD. 3" BLM BRASS DISC ON 2" I.P., UP 0.2', STAMPED AS SHOWN PER R23 AND R28. ACCEPTED AS ONE-SIXTEENTH CORNER.
⑪	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.8', ACCEPTED AS NE CORNER PARCEL 2 PER R8.
⑫	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.1', ACCEPTED AS NE CORNER PARCEL 3 PER R8 AND R14.
⑬	FD. 1" I.P., NO TAG, TOP BENT, LOCATED BASE DN. 0.1', NOT ACCEPTED AS CL E.C. OF MONTE VERDE ROAD, RE-SET 1" I.P. AND TAG, "L.S. 7083" AT CL B.C.
⑭	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.3', ACCEPTED AS S'LY R/W E.C. OF MONTE VERDE ROAD PER R8.
⑮	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.3', ACCEPTED AS N'LY R/W E.C. OF MONTE VERDE ROAD PER R12.
⑯	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.3', ACCEPTED AS NE CORNER PARCEL 2 PER R16.
⑰	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS NE CORNER OF THE S 1/4 OF THE SW 1/4 OF SECTION 22, T.8S., R.2W., S.B.M. PER R8.
⑱	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.4', ACCEPTED AS NE CORNER OF PARCEL 4 PER R8 AND R16.
⑲	FD. 1" I.P., NO TAG, DN. 0.3', ACCEPTED AS SW CORNER PARCEL 3 PER R7, R9 AND R10. SET TAG, "L.S. 7083" IN PIPE.
⑳	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.4', ACCEPTED AS SW CORNER OF PARCEL 4 PER R7.
㉑	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.4', ACCEPTED AS W'LY R/W OF WOOLPERT LANE PER R7.
㉒	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 1.5', ACCEPTED AS N'LY CORNER OF PARCEL 1 PER R10.
㉓	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.2', ACCEPTED AS NE CORNER OF PARCEL 1 PER R5.
㉔	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.3', ACCEPTED AS E'LY CORNER OF PARCEL 1 PER R10.
㉕	FD. 1" I.P., NO TAG, FLUSH, ACCEPTED AS CENTER SECTION 22, NO REFERENCE, SET TAG "L.S. 7083" IN PIPE.
㉖	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS NE CORNER PARCEL 4 PER R12.
㉗	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS NW CORNER PARCEL 2 PER R15.
㉘	FD. 1" I.P. AND PLUG, "R.C.E. 26457", FLUSH, ACCEPTED AS S'LY CORNER LOT 75 PER R21.
㉙	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, HELD FOR LINE OF THE E'LY LINE OF PARCEL 1 PER R12. N00°55'00"E 0.38' TO CORNER.
㉚	FD. 1" I.P., NO TAG, DN. 2.0', ACCEPTED AS N'LY CORNER OF PARCEL 3 PER R10.
㉛	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 2.0', ACCEPTED AS S'LY CORNER OF PARCEL 4 PER R9.
㉜	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.1', ACCEPTED AS CL B.C. OF ANZA ROAD PER R8.
㉝	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.5', ACCEPTED AS SE CORNER PARCEL 1 PER R12.
㉞	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.5', ACCEPTED AS SE CORNER PARCEL 2 PER R12.
㉟	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.4', ACCEPTED AS CL B.C. OF WOOLPERT LANE PER R7.
㊱	FD. 1" I.P. AND TAG, "R.C.E. 26457", FLUSH, ACCEPTED AS SW CORNER LOT 24 PER R21.
㊲	FD. 1" I.P. AND TAG, "L.S. 7083", DN. 0.1', HELD FOR LINE FOR TANGENT OF CL OF EL CHIMISAL ROAD PER R28 AND R29. N66°00'13"W 1.02' TO CL E.C.
㊳	FD. 1" I.P., NO TAG, FLUSH, ACCEPTED AS CL B.C. OF EL CHIMISAL ROAD AND POINT ON RANCHO LINE PER R29.
㊴	FD. 1" I.P. AND PLUG, "R.C.E. 26457", FLUSH, ACCEPTED AS CL INTERSECTION OF EL CHIMISAL ROAD AND MORGAN HILL DRIVE PER R29.
㊵	FD. 1" I.P., NO TAG, FLUSH, ACCEPTED AS CL INTERSECTION OF EL CHIMISAL ROAD AND MONTE VERDE ROAD PER R30.
㊶	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.4', HELD FOR LINE OF THE N'LY R/W OF MONTE VERDE ROAD PER R3.



④②	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.8', ACCEPTED AS R/W CORNER CUTBACK OF MONTE VERDE ROAD PER R6.
④③	FD. 1" I.P. AND TAG, "L.S. 3698", UP 0.1', ACCEPTED AS SE CORNER PARCEL 2 PER R5.
④④	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, HELD FOR LINE FOR THE E'LY LINE OF PARCEL 1 PER R6. S00°23'14"W 0.19' TO CORNER.
④⑤	FD. 1" I.P., NO TAG, DN. 1.0', HELD FOR LINE FOR THE E'LY LINE OF PARCEL 3 PER R10. S32°40'45"E 0.23' TO CORNER.
④⑥	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.2', ACCEPTED AS W'LY R/W E.C. PER R6.
④⑦	FD. 3" BLM BRASS DISC, FLUSH, STAMPED AS SHOWN PER R24 AND R30. ACCEPTED AS CLOSING CORNER.
④⑧	FD. 3" BLM BRASS DISC ON 8"x8" STONE PEDESTAL, UP 1.5' STAMPED AS SHOWN PER R24 AND R30. ACCEPTED AS ANGLE POINT #2.
④⑨	FD. 5/8" SQUARE STEEL ROD AND TAG, "L.S. 2961", UP 1.0' PER R2, R3, R4, R6, R23 AND R24. ACCEPTED AS SE'LY CORNER P.M.B. 31/97-98.
⑤①	FD. 3" BLM BRASS DISC ON 2" I.P., FLUSH, STAMPED AS SHOWN PER R23 AND R24. ACCEPTED AS SECTION CORNER.
⑤②	FD. 3" BLM BRASS DISC ON 2" I.P., FLUSH, STAMPED AS SHOWN PER R23.
⑤③	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.8', ACCEPTED AS NE CORNER PARCEL 2 PER R8.
⑤④	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, HELD FOR LINE BETWEEN PARCELS 2 AND 3 PER R4. S46°46'33"W 0.14' TO CORNER.
⑤⑤	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS COMMON REAR CORNER TO PARCELS 1 AND 2 PER R4.
⑤⑥	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH. HELD FOR LINE FOR THE NE'LY LINE OF R2. N43°13'27"W 0.10' TO N'LY CORNER PARCEL 2.
⑤⑦	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 2.0', NOT ACCEPTED AS CORNER CUTBACK AT R/W OF ANZA ROAD PER R4. S78°41'42"E 0.59' TO CORNER.
⑤⑧	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 1.0', NOT ACCEPTED AS CL INTERSECTION OF ANZA ROAD AND VIA PASCAL PER R3, R4, R6 AND R17. S39°59'56"E 1.01' TO CL INTERSECTION.
⑤⑨	FD. 3" BLM BRASS DISC ON 2" I.P., FLUSH, STAMPED AS SHOWN PER R23. ACCEPTED AS ONE-QUARTER CORNER.
⑥①	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 1.0', ACCEPTED AS SW CORNER PARCEL 3 PER R3, R5 AND R13.
⑥②	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.5', ACCEPTED AS SW CORNER PARCEL 4 PER R5.
⑥③	FD. 1" I.P., NO TAG, FLUSH, ACCEPTED AS THE SW CORNER PARCEL 2 PER R6. SET TAG, "L.S. 7083" IN PIPE.
⑥④	FD. 1" I.P., NO TAG, DN. 0.1', ACCEPTED AS SW CORNER PARCEL 4 PER R6. SET TAG "L.S. 7083" IN PIPE.
⑥⑤	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.5', ACCEPTED AS SE CORNER PARCEL 4 PER R3, R5 AND R6.
⑥⑥	FD. 1" I.P. AND TAG, "L.S. 3698", BENT W'LY, LOCATED BASE, DN. 0.5', ACCEPTED AS CORNER CUTBACK ON W'LY R/W OF VIA PASCAL PER R3 AND R6. RE-SET 1" I.P. AND TAG, "L.S. 7083".
⑥⑦	FD. 1" I.P., NO TAG, UP 0.1', ACCEPTED AS SE CORNER PARCEL 1 PER R6.
⑥⑧	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS SW CORNER PARCEL 1 PER R6.
⑥⑨	FD. 1" I.P., NO TAG, FLUSH, ACCEPTED AS SE CORNER PARCEL 2 PER R5. SET TAG, "L.S. 7083" IN PIPE.
⑦①	FD. 1" I.P., NO TAG, TOP OF PIPE BROKEN, DN. 0.5', ACCEPTED AS SE CORNER PARCEL 1 PER R5. RE-SET 2" I.P. AND TAG, "L.S. 7083".
⑦②	FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.3', ACCEPTED AS NE CORNER PARCEL 1 PER R14.
⑦③	FD. 3" BLM BRASS DISC ON 2" I.P., FLUSH, STAMPED AS SHOWN PER R23 AND R28. ACCEPTED AS CORNER 4 OF LOT 20.
⑦④	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS SW CORNER PARCEL 1 PER R5.
⑦⑤	FD. 1" I.P., NO TAG, FLUSH, ACCEPTED AS CL E.C. OF ANZA ROAD PER R8 AND R13. SET TAG, "L.S. 7083" IN PIPE.
⑦⑥	FD. COPPERWELD STAMPED, "L.S. 4547", FLUSH, ACCEPTED AS CL B.C. OF ANZA ROAD PER R27 AND R31.
⑦⑦	FD. COPPERWELD STAMPED, "L.S. 4547", FLUSH, ACCEPTED AS E.C. AND CL INTERSECTION OF ANZA ROAD AND CORTE MISLANCA PER R28 AND R31.
⑦⑧	FD. COPPERWELD STAMPED, "L.S. 4547", FLUSH, ACCEPTED AS CL B.C. OF ANZA ROAD PER R28 AND R31.
⑦⑨	FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS N'LY R/W E.C. OF ANZA ROAD PER R8 AND R13.



TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

NOTES:

SEE SHEET 3 FOR BOUNDARY SHEET.
SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
SEE SHEET 10 FOR ADDITIONAL MONUMENT NOTES.
SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

MONUMENT NOTES:

MONUMENT NOTES:

- 76 FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS SW CORNER PARCEL 4 PER R13.
- 77 FD. 1" I.P. AND TAG, "L.S. 4547", FLUSH, ACCEPTED AS N'LY CORNER LOT 72 PER R27.
- 78 FD. 1" I.P. WITH NAIL AND TAG, "R.C.E. 26457", FLUSH, ACCEPTED AS CL B.C. OF VIA PUEBLA PER R21.
- 79 FD. 1" I.P. AND TAG, "L.S. 4547", FLUSH, ACCEPTED AS ANGLE POINT IN THE REAR LINE LOT 72 PER R28.
- 80 FD. NAIL AND TAG, "L.S. 4547", ON TOP OF PILASTER, ACCEPTED AS E'LY CORNER LOT 72 PER R27 AND R31. NOTE: NO CERTIFICATE OF CORRECTION WAS LOCATED FOR MONUMENT SUBSTITUTION.
- 81 FD. 1" I.P. AND TAG, "L.S. 7083", FLUSH, ACCEPTED AS CL INTERSECTION OF EL CHIMISAL ROAD AND CRESTVIEW DRIVE PER R25 & EL CHIMISAL ROAD AND CHATEAU COURT PER R26.
- 82 FD. LEAD AND TAG, "L.S. 8202", FLUSH IN CONCRETE FENCE POST FOOTING, ACCEPTED AS SE CORNER PARCEL 1 PER R31.
- 83 FD. 1" I.P., NO TAG, DN. 0.4', ACCEPTED AS CL INTERSECTION OF MONTE VERDE ROAD AND THE NORTH-SOUTH CENTER QUARTER LINE PER R3, R5, R7, R8, R10, R12, R13 AND R16. SET TAG "L.S. 7083" IN PIPE.
- 84 FD. 1" I.P. AND TAG, "L.S. 3698", DN. 0.2', ACCEPTED AS N'LY CORNER LOT "A" PER R9, R11 AND R25.
- 85 FD. 1" I.P. AND TAG, "R.C.E. 26457", FLUSH, ACCEPTED AS CL INTERSECTION OF EL CHIMISAL ROAD AND REDHAWK PARKWAY PER R20, R25, R26 AND R29.
- 86 FD. 1" I.P. AND TAG, "L.S. 7083", DN. 1.0', ACCEPTED AS ANGLE POINT FOR LOT 99 PER R25.
- 87 FD. 2" I.P. AND DISC STAMPED, "RICHFIELD 4-17", UP 0.2', ACCEPTED AS E'LY CORNER LOT 93 PER R24 AND R30. HELD FOR RANCHO LINE.

- 88 FD. 1" I.P. AND TAG, ILLEGIBLE, FLUSH, ACCEPTED AS W'LY TRACT CORNER PER R29 IN LIEU OF FD. 2" I.P. AND TAG, "L.S. 4324" PER R29. HELD FOR LINE OF RANCHO.
- 89 FD. 1" I.P. AND TAG, "L.S. 7083", FLUSH, ACCEPTED AS CL INTERSECTION WITH TRACT BOUNDARY PER R25.
- 90 FD. COPPERWELD STAMPED, "L.S. 4547", FLUSH, NO REFERENCE, ACCEPTED AS CL E.C. OF VIA PUEBLA PER R27. NOTE: NO CERTIFICATE OF CORRECTION WAS LOCATED FOR MONUMENT SUBSTITUTION.
- 91 FD. 1" I.P. AND TAG, "L.S. 3698", FLUSH, ACCEPTED AS NW CORNER LOT "B" PER R7, R11, R15, R19 AND R20.
- 92 FD. NOTHING, ESTABLISHED BY INTERSECTION, SET 1" I.P. AND TAG, "L.S. 7083", FLUSH.
- 93 FD. 1" I.P. AND TAG, "L.S. 4400", FLUSH IN AC BERM. ACCEPTED AS CL INTERSECTION OF EL CHIMISAL ROAD AND BAYSTONE STREET PER R30.
- 94 FD. 1" I.P. AND TAG, "L.S. 4400", FLUSH. ACCEPTED AS CL B.C. OF BAYSTONE STREET PER R30.
- 95 FD. NAIL AND TAG, "L.S. 4400", FLUSH IN TOP OF CURB. ACCEPTED AS PL PROD PER R30.
- 96 FD. NAIL AND TAG, "L.S. 4400", FLUSH ON TOP OF WALL. ACCEPTED AS REAR PL CORNER ALONG ANZA ROAD PER R30.
- 97 FD. 1" I.P. AND TAG, "L.S. 7083", FLUSH. ACCEPTED AS CL E.C. PER R32.
- 98 FD. 1" I.P. AND TAG, "R.C.E. 26457", FLUSH. ACCEPTED AS CL B.C. PER R20.
- 99 FD. 1" I.P., NO TAG, FLUSH. ACCEPTED AS CL INTERSECTION OF REDHAWK PARKWAY AND EASTRIDGE PLACE PER R25. RESET TAG "L.S. 7083" IN PIPE.

SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 1" I.P. AND TAG, "L.S. 7083", FLUSH.
 - SFN INDICATES SEARCHED FOUND NOTHING, SET NOTHING.
- SET 1" I.P. AND TAG "L.S. 7083", FLUSH AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG "L.S. 7083", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE

SET LEAD AND TAG "L.S. 7083" IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

||||| INDICATES RESTRICTED ACCESS.

ALL MONUMENTS SHOWN PER RIV. CO. ORD. 461.21 AND THE MONUMENT AGREEMENT FOR THIS MAP.

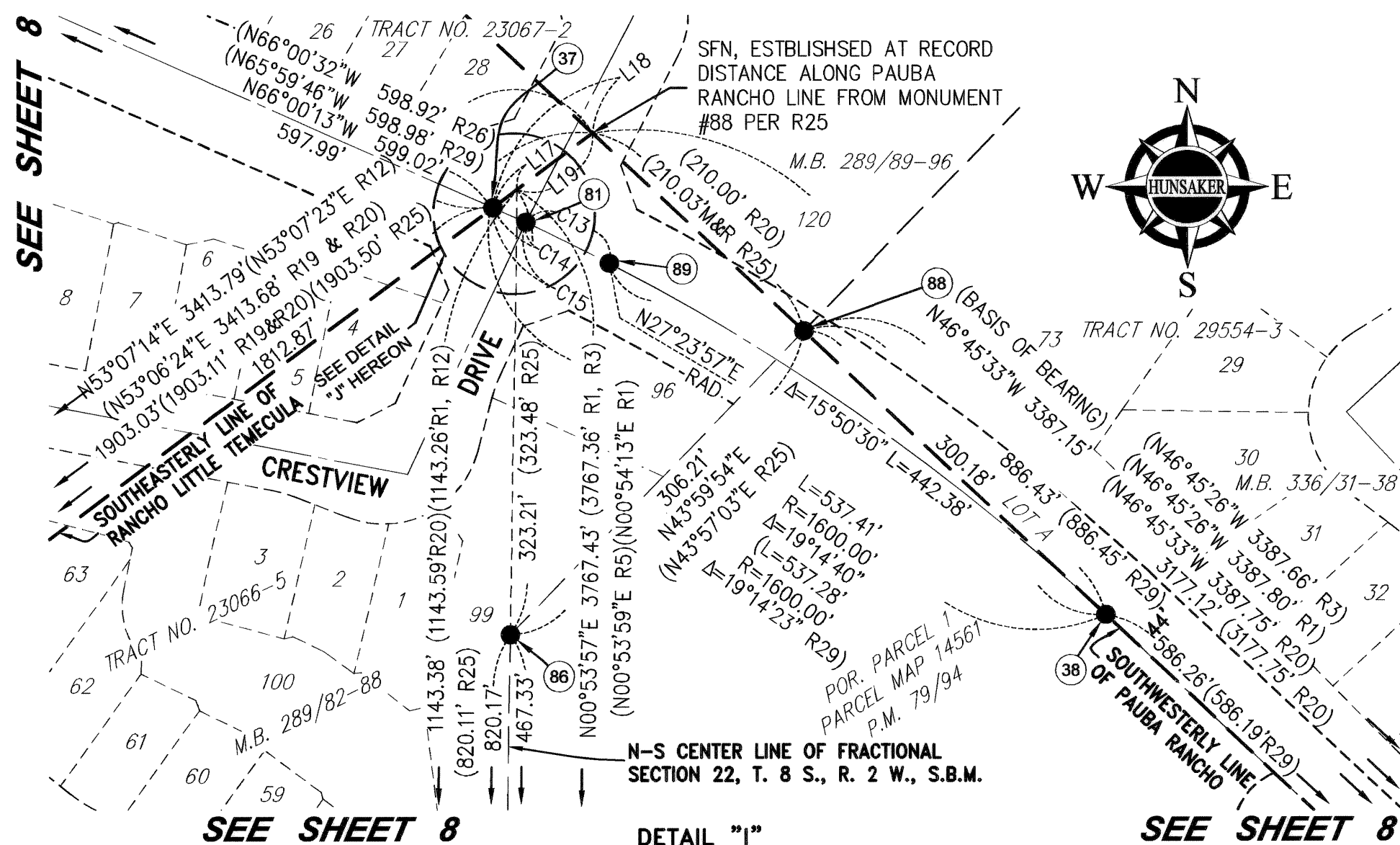
THIS TRACT CONTAINS: 94.34 ACRES, GROSS
THIS TRACT CONTAINS: 204 RESIDENTIAL LOTS AND 24 OPEN SPACE LOTS.

C.C. & R. FOR THIS MAP RECORDED _____ AS INST. NO. _____, O.R.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

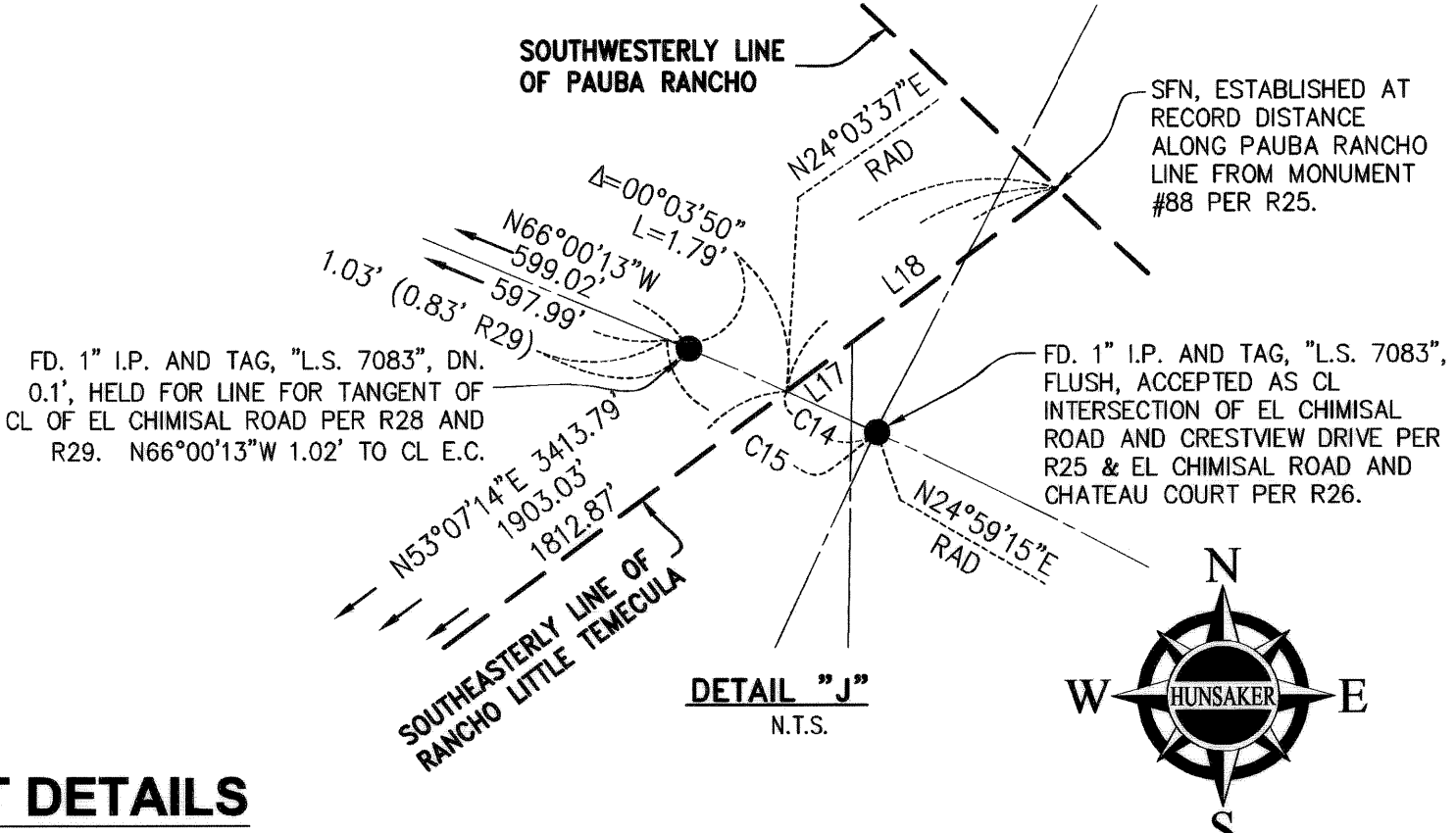
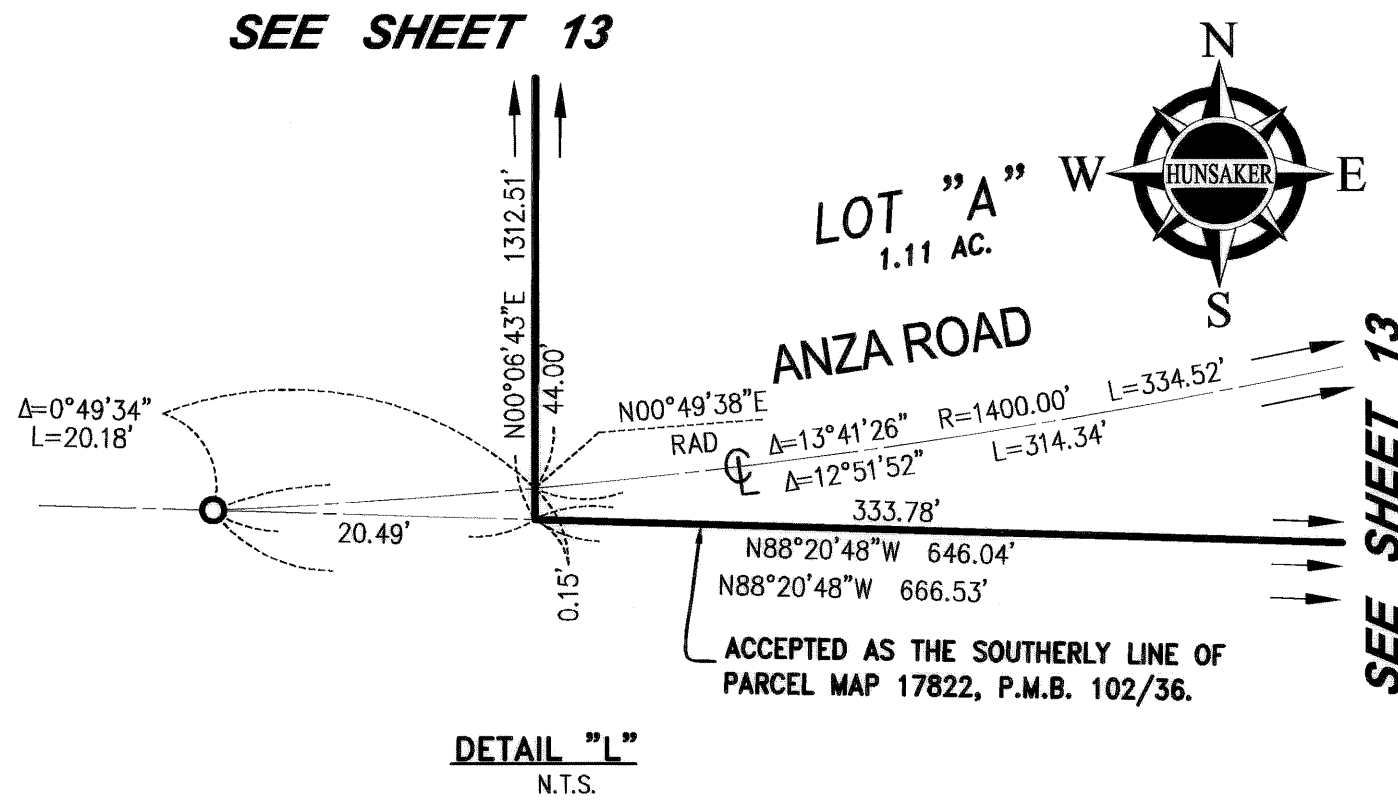
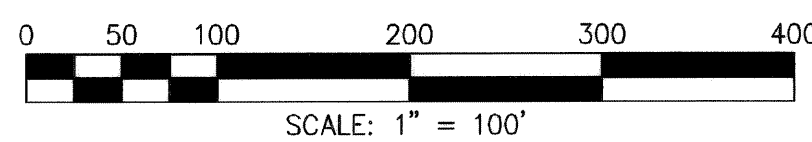
RECORD REFERENCES:

- R1 INDICATES RECORD DATA PER RECORD OF SURVEY, R.S.B. 55 / 54.
- R2 INDICATES RECORD DATA PER PARCEL MAP 7838, P.M.B. 31 / 97-98.
- R3 INDICATES RECORD DATA PER PARCEL MAP 10837, P.M.B. 51 / 23.
- R4 INDICATES RECORD DATA PER PARCEL MAP 11073, P.M.B. 53 / 100.
- R5 INDICATES RECORD DATA PER PARCEL MAP 14825, P.M.B. 78 / 25.
- R6 INDICATES RECORD DATA PER PARCEL MAP 14649, P.M.B. 78 / 93.
- R7 INDICATES RECORD DATA PER PARCEL MAP 14561, P.M.B. 79 / 94.
- R8 INDICATES RECORD DATA PER PARCEL MAP 17822, P.M.B. 102 / 36.
- R9 INDICATES RECORD DATA PER PARCEL MAP 17311, P.M.B. 102 / 58.
- R10 INDICATES RECORD DATA PER PARCEL MAP 17332, P.M.B. 103 / 18.
- R11 INDICATES RECORD DATA PER PARCEL MAP 17975, P.M.B. 104 / 61.
- R12 INDICATES RECORD DATA PER PARCEL MAP 18681, P.M.B. 113 / 78.
- R13 INDICATES RECORD DATA PER PARCEL MAP 18996, P.M.B. 116 / 15.
- R14 INDICATES RECORD DATA PER PARCEL MAP 20194, P.M.B. 124 / 94-95.
- R15 INDICATES RECORD DATA PER PARCEL MAP 20856, P.M.B. 132 / 70.
- R16 INDICATES RECORD DATA PER PARCEL MAP 20861, P.M.B. 132 / 81.
- R17 INDICATES RECORD DATA PER PARCEL MAP 20921, P.M.B. 136 / 96-97.
- R18 INDICATES RECORD DATA PER PARCEL MAP 21972, P.M.B. 154 / 33-34.
- R19 INDICATES RECORD DATA PER RECORD OF SURVEY, R.S.B. 83 / 63-75.
- R20 INDICATES RECORD DATA PER PARCEL MAP 24387, P.M.B. 164/5-20.
- R21 INDICATES RECORD DATA PER TRACT MAP 23066-4, M.B. 261 / 29-37.
- R22 INDICATES RECORD DATA PER TRACT MAP 25184, P.M.B. 190 / 34-36.
- R23 INDICATES RECORD DATA PER BLM FIELD NOTES IN VOLUME R 598, PAGES 230 - 273.
- R24 INDICATES RECORD DATA PER BLM FIELD NOTES IN VOLUME R 601, PAGES 230 - 244.
- R25 INDICATES RECORD DATA PER TRACT MAP 23066-5, M.B. 289 / 82-88.
- R26 INDICATES RECORD DATA PER TRACT NO. 23067-2, M.B. 289 / 89-96.
- R27 INDICATES RECORD DATA PER TRACT NO. 23064, M.B. 316 / 99-108.
- R28 INDICATES RECORD DATA PER TRACT MAP 23065, M.B. 330 / 20-38, CERT. OF CORR. RECORDED AS INST. NO. 2005-0050115 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0575709, BOTH OFFICIAL RECORDS.
- R29 INDICATES RECORD DATA PER TRACT NO. 29554-3, M.B. 336/31-38 AND CERT. OF CORR. RECORDED AS INST. NO. 2007-0350256 OFFICIAL RECORDS.
- R30 INDICATES RECORD DATA PER TRACT MAP 29473-1, M.B. 394 / 1-9 AND CERT. OF CORR. RECORDED AS INST. NO. 2012-0293633 OFFICIAL RECORDS.
- R31 INDICATES RECORD DATA PER CORNER RECORD 12-0524.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	02°24'42"	1600.00'	67.35'
	(02°24'35")	1600.00'	67.29' R25, R26)
C14	00°55'38"	1600.00'	25.89'
C15	00°59'28"	1600.00'	27.68'
	(00°57'29")	1600.00'	26.76' R25, R26)

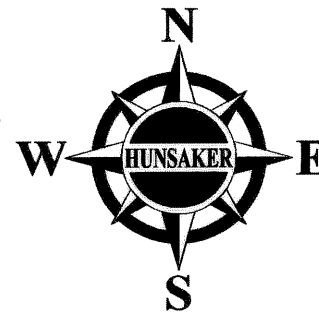
LINE TABLE		
LINE	BEARING	LENGTH
L17	N53°07'14"E	21.87'
L18	N53°07'14"E	90.16'
L19	N53°07'14"E	68.29'
		(68.13' R20, R26)
		(68.30' R7, R3, R2, R1)



BOUNDARY SHEET DETAILS

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

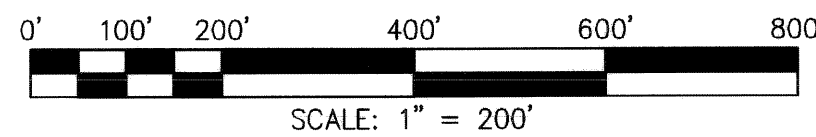


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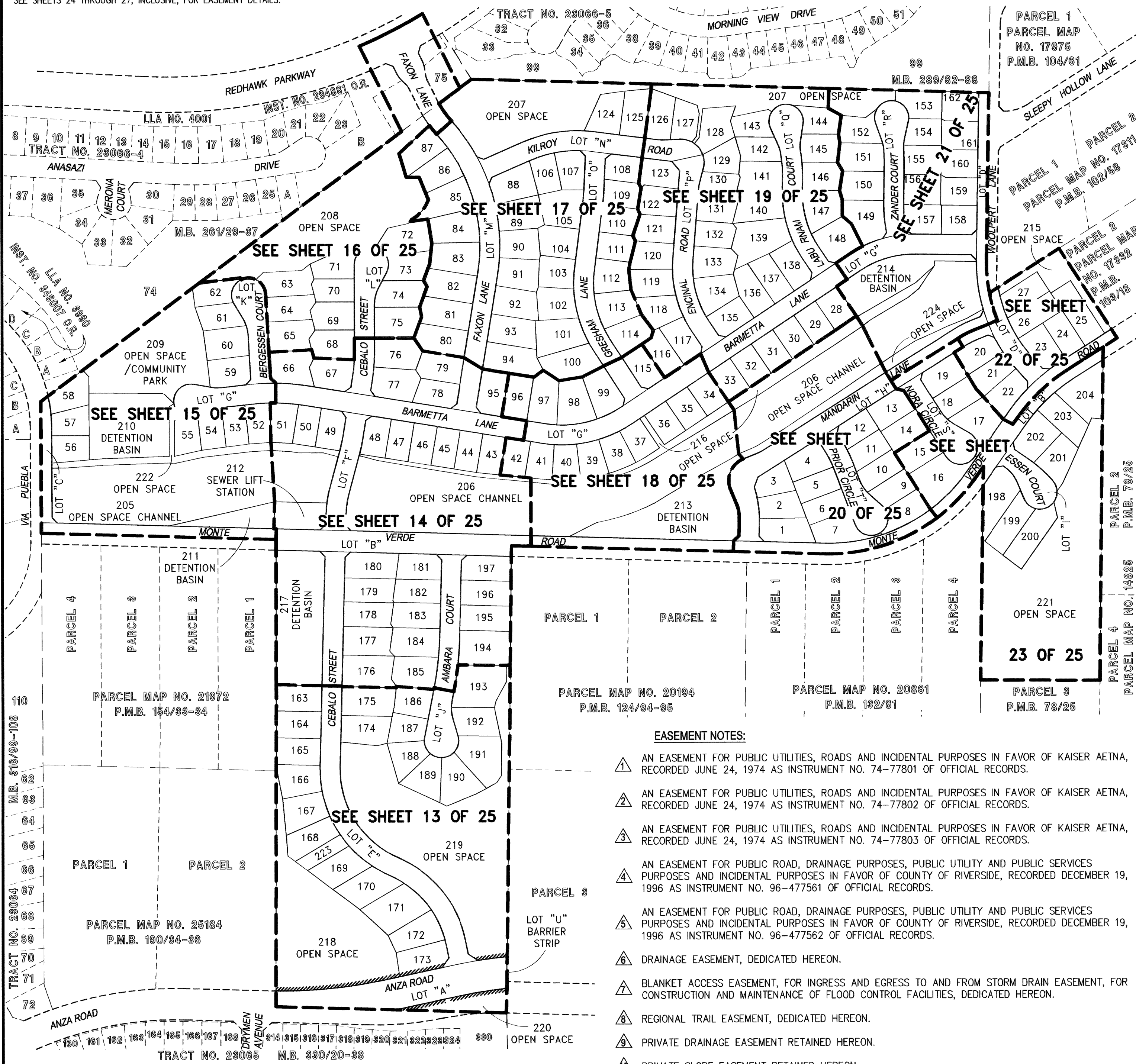
- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
- SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

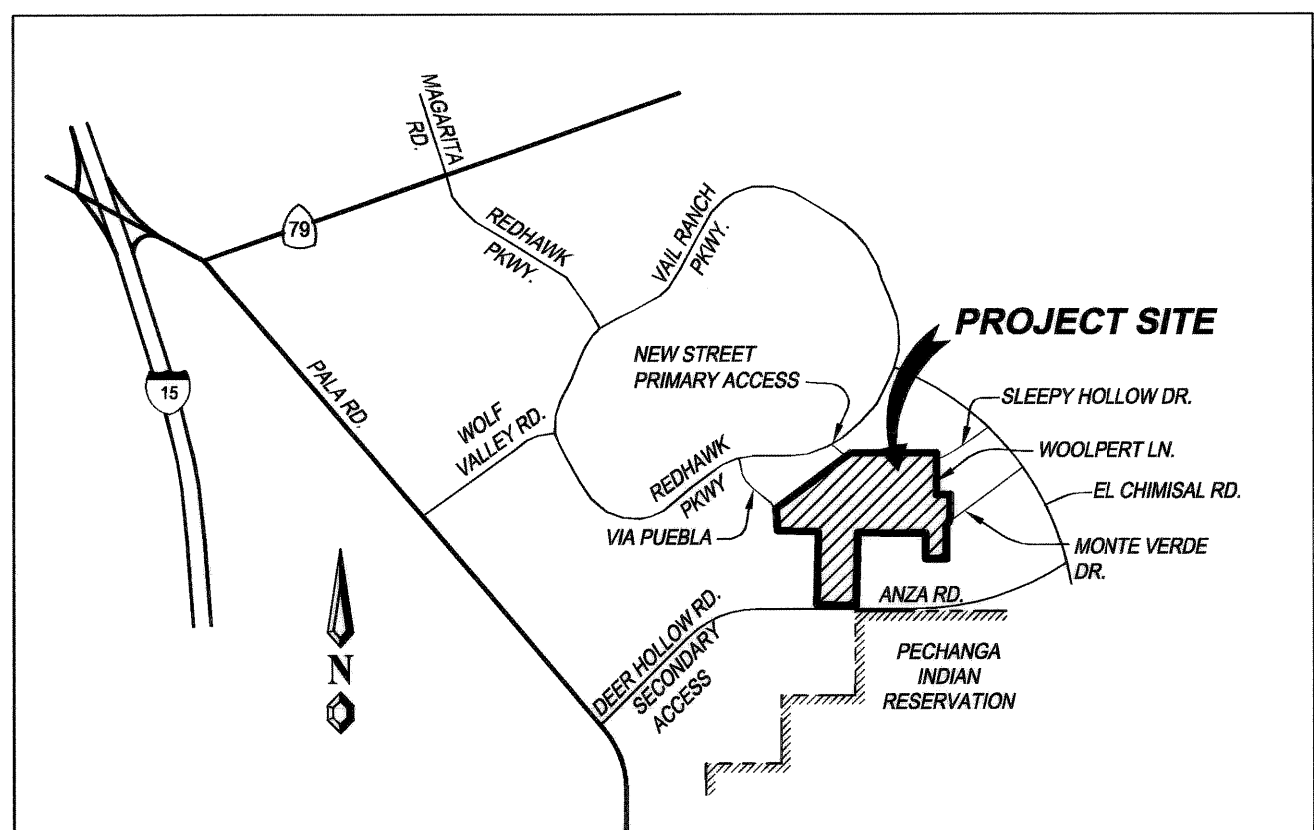


SHEET INDEX MAP



EASEMENT NOTES:

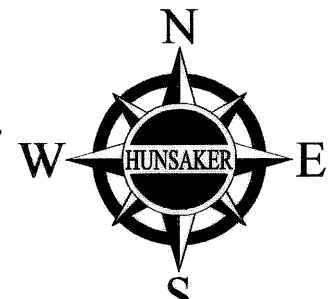
- ⚠ AN EASEMENT FOR PUBLIC UTILITIES, ROADS AND INCIDENTAL PURPOSES IN FAVOR OF KAISER AETNA, RECORDED JUNE 24, 1974 AS INSTRUMENT NO. 74-77801 OF OFFICIAL RECORDS.
 - ⚠ AN EASEMENT FOR PUBLIC UTILITIES, ROADS AND INCIDENTAL PURPOSES IN FAVOR OF KAISER AETNA, RECORDED JUNE 24, 1974 AS INSTRUMENT NO. 74-77802 OF OFFICIAL RECORDS.
 - ⚠ AN EASEMENT FOR PUBLIC UTILITIES, ROADS AND INCIDENTAL PURPOSES IN FAVOR OF KAISER AETNA, RECORDED JUNE 24, 1974 AS INSTRUMENT NO. 74-77803 OF OFFICIAL RECORDS.
 - ⚠ AN EASEMENT FOR PUBLIC ROAD, DRAINAGE PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF RIVERSIDE, RECORDED DECEMBER 19, 1996 AS INSTRUMENT NO. 96-477561 OF OFFICIAL RECORDS.
 - ⚠ AN EASEMENT FOR PUBLIC ROAD, DRAINAGE PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF RIVERSIDE, RECORDED DECEMBER 19, 1996 AS INSTRUMENT NO. 96-477562 OF OFFICIAL RECORDS.
 - ⚠ DRAINAGE EASEMENT, DEDICATED HEREON.
 - ⚠ BLANKET ACCESS EASEMENT, FOR INGRESS AND EGRESS TO AND FROM STORM DRAIN EASEMENT, FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
 - ⚠ REGIONAL TRAIL EASEMENT, DEDICATED HEREON.
 - ⚠ PRIVATE DRAINAGE EASEMENT RETAINED HEREON.
 - ⚠ PRIVATE SLOPE EASEMENT RETAINED HEREON.
 - ⚠ AN EASEMENT FOR INGRESS AND EGRESS, INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, AND RECONSTRUCTION OF WATER, SEWER AND/OR RECYCLED WATER PIPELINE OR PIPELINES, AND ALL FIXTURES OR APPURTENANCES INCIDENTAL THERETO, IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT, RECORDED JULY 30, 2015, AS INSTRUMENT No. 2015-0338717, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



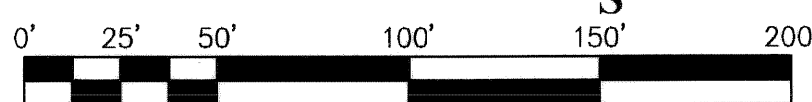
VICINITY MAP
NO SCALE

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN



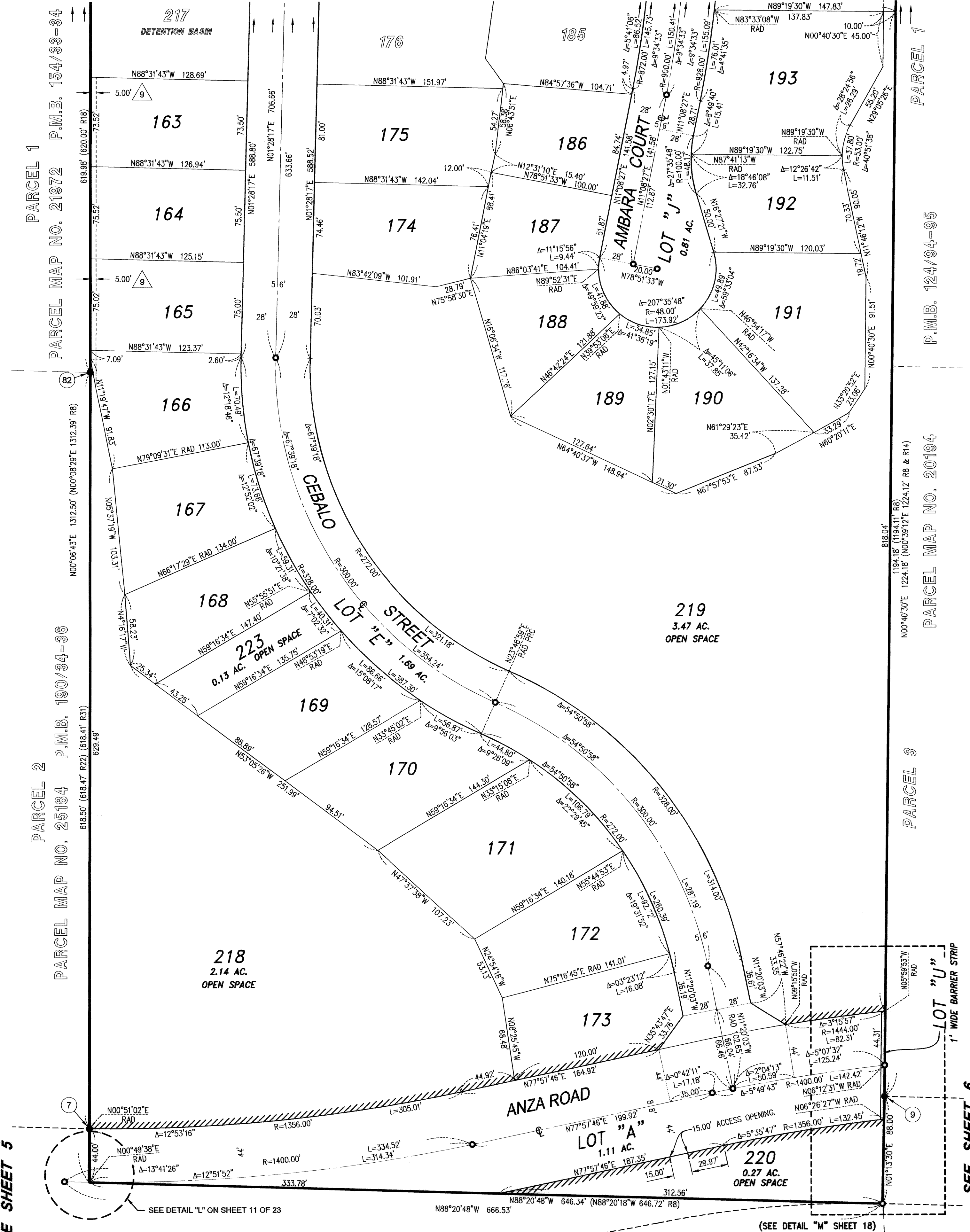
JUNE 2013



NOTES:

- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS. HUNSAKER AND ASSOCIATES, INC.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEETS 14 THROUGH 23, INCLUSIVE, FOR ADDITIONAL LOT MAPS.
- SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

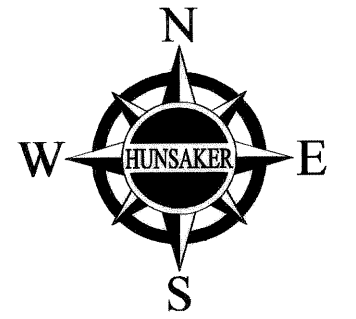
SEE SHEET 14



SEE SHEET 5

SEE SHEET 6

TRACT NO. 31597



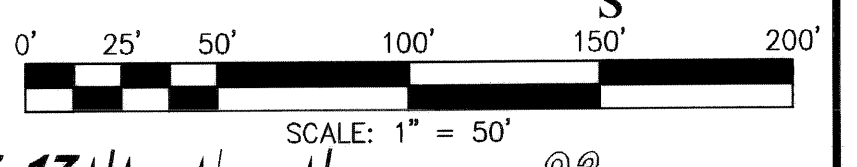
NOTES:

SEE SHEET 3 FOR BOUNDARY SHEET.
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 SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

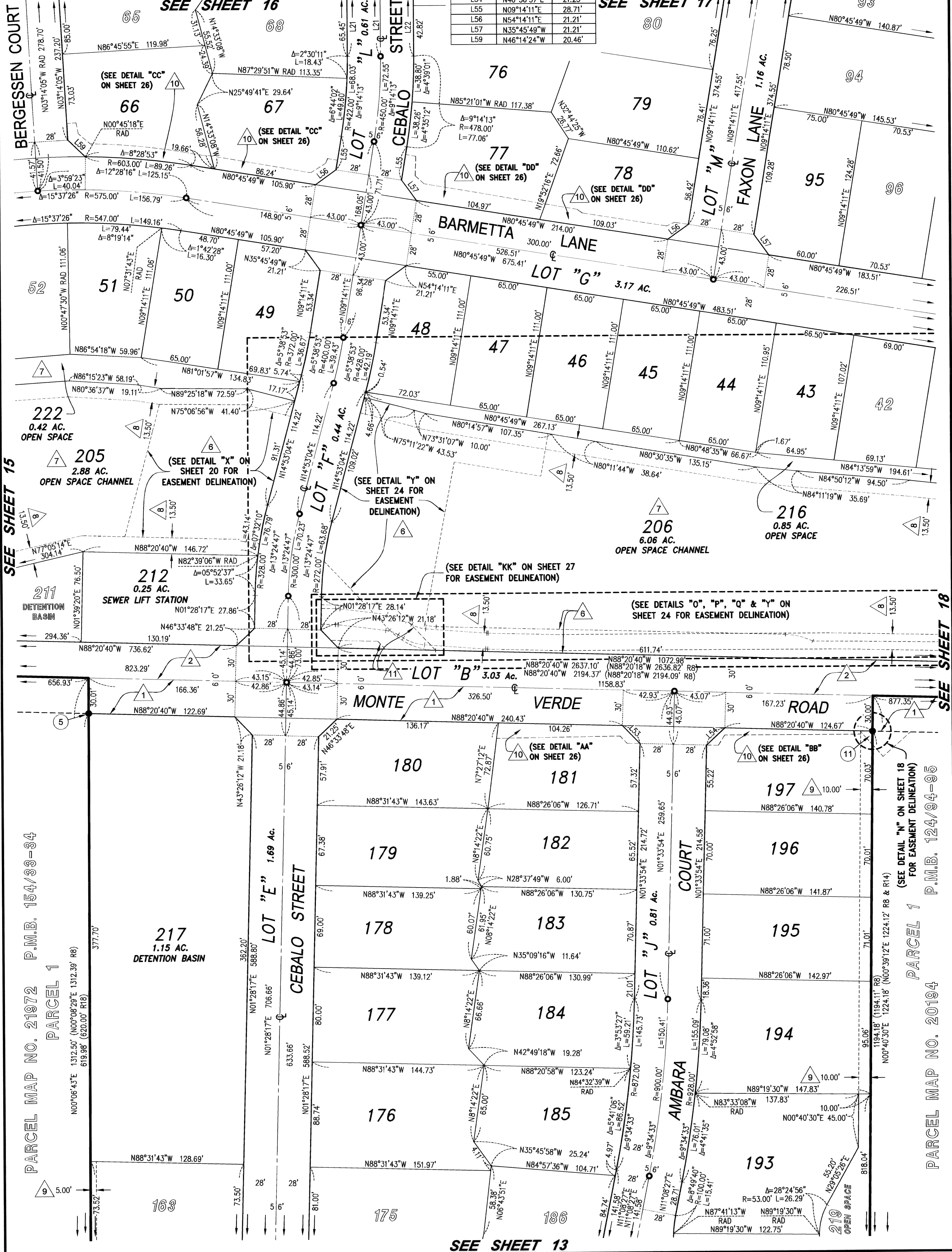
BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L21	N00°00'02"W	249.98'	L22	N00°00'02"W	137.11'	L53	N43°23'23"W	21.20'
						L54	N46°36'37"E	21.23'
						L55	N09°14'11"E	28.71'
						L56	N54°14'11"E	21.21'
						L57	N35°45'49"W	21.21'
						L59	N46°14'24"W	20.46'



PARCEL MAP NO. 21972 P.M.B. 154/33-34
 PARCEL 1

PARCEL 1 FOR EASEMENT DELINEATION
 P.M.B. 124/94-95
 PARCEL MAP NO. 20194

SEE SHEET 13

SEE SHEET 18

SEE SHEET 15

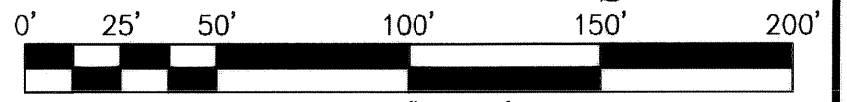
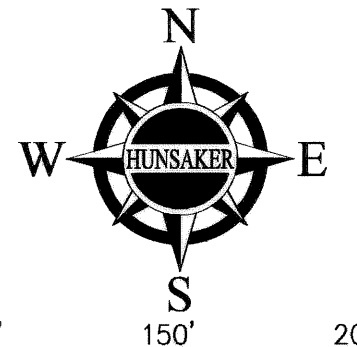
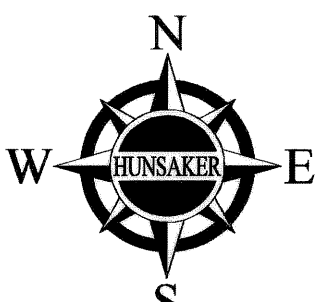
SEE SHEET 17

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013



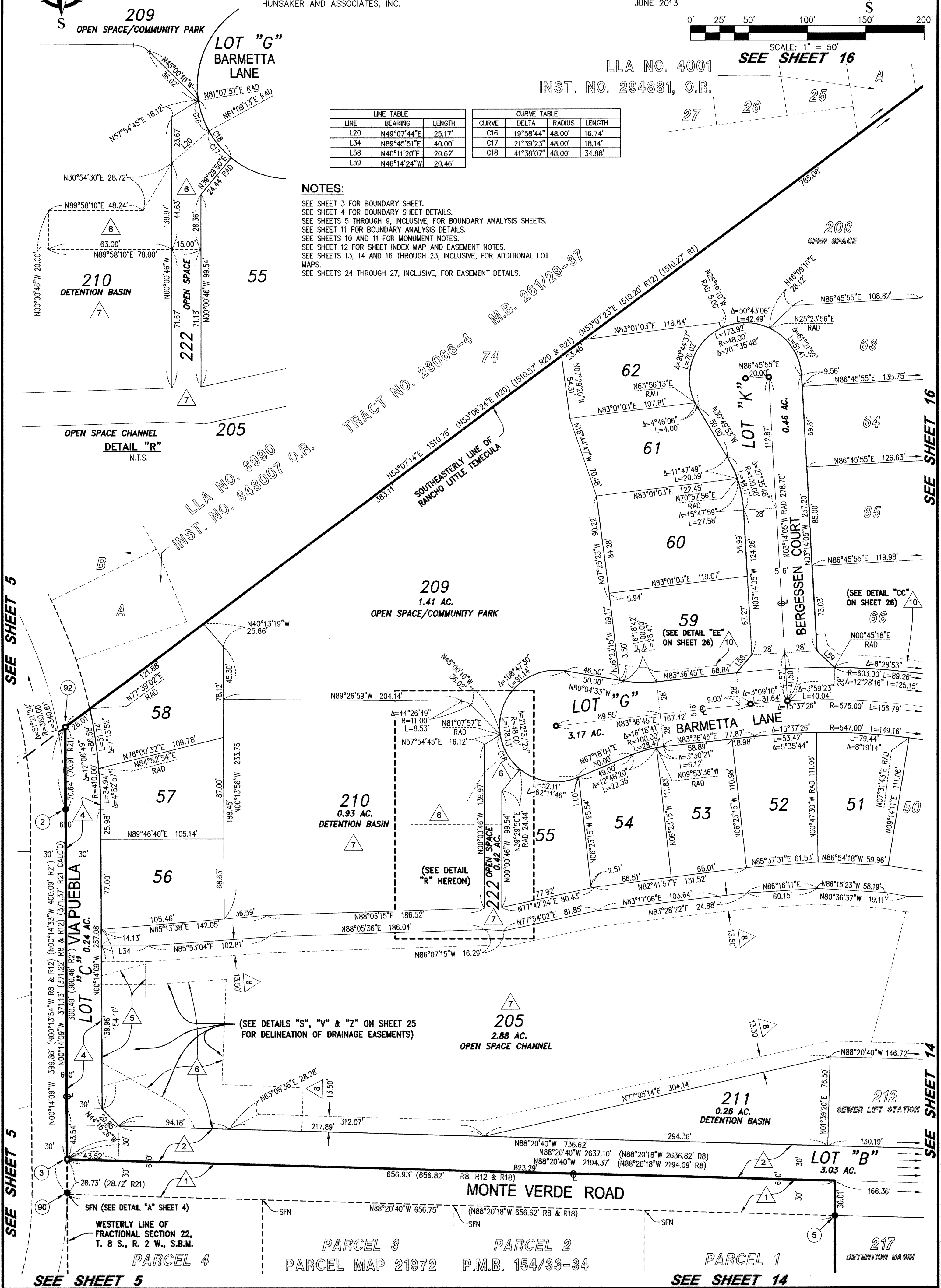
SCALE: 1" = 50'

LLA NO. 4001
INST. NO. 294881, O.R.

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L20	N49°07'44"E	25.17'	C16	19°58'44"	48.00'	16.74'
L34	N89°45'51"E	40.00'	C17	21°39'23"	48.00'	18.14'
L58	N40°11'20"E	20.62'	C18	41°38'07"	48.00'	34.88'
L59	N46°14'24"W	20.46'				

NOTES:

SEE SHEET 3 FOR BOUNDARY SHEET.
 SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
 SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
 SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
 SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
 SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
 SEE SHEETS 13, 14 AND 16 THROUGH 23, INCLUSIVE, FOR ADDITIONAL LOT MAPS.
 SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.



SEE SHEET 5

SEE SHEET 5

SEE SHEET 16

SEE SHEET 14

SEE SHEET 5

SEE SHEET 14

PARCEL 4

PARCEL 3
PARCEL MAP 21972

PARCEL 2
P.M.B. 154/33-34

PARCEL 1

217
DETENTION BASIN

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

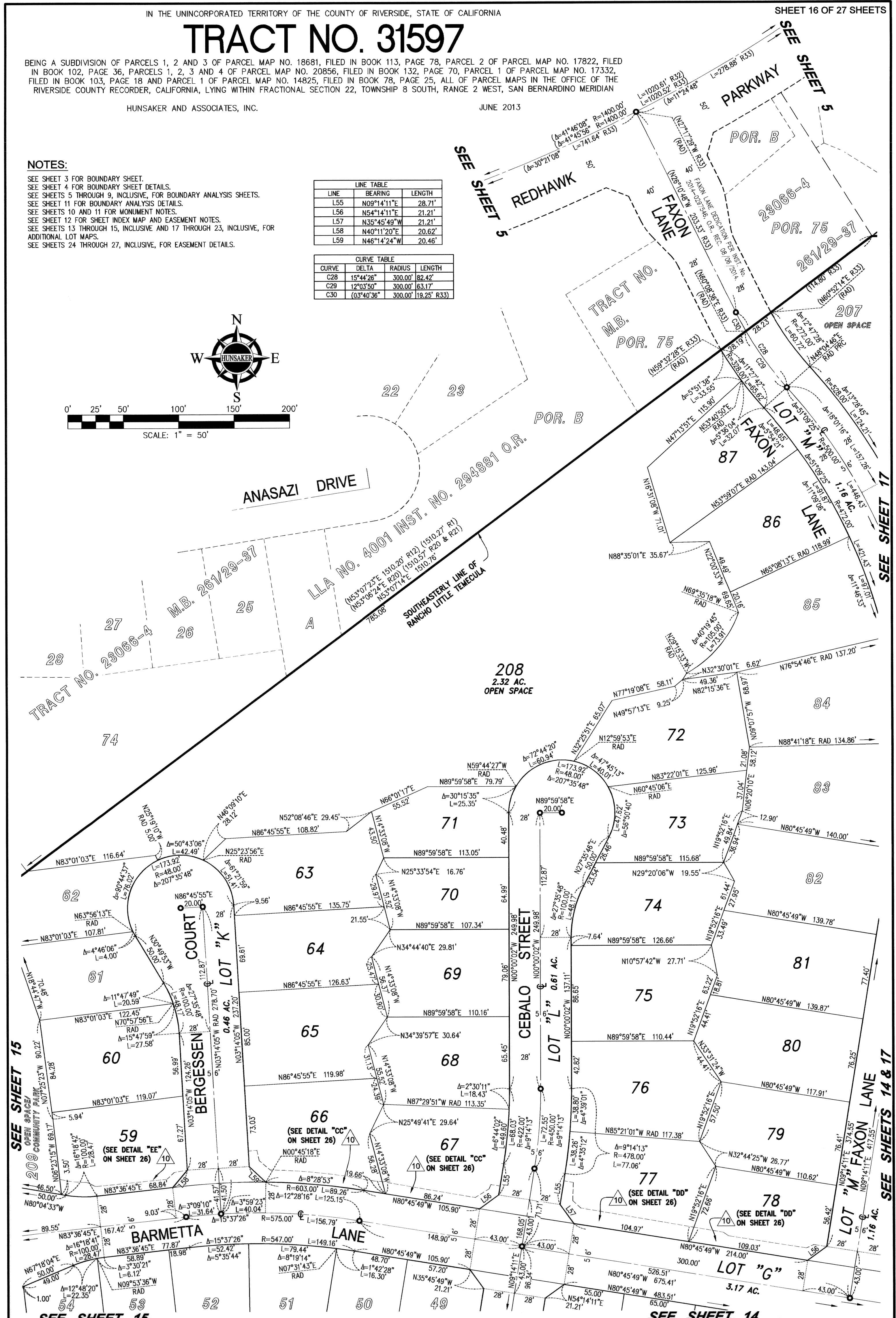
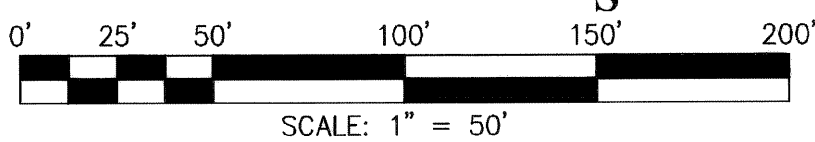
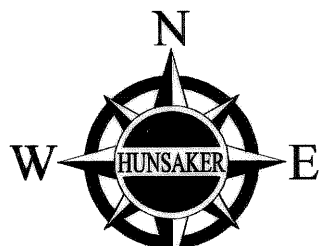
JUNE 2013

NOTES:

- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEETS 13 THROUGH 15, INCLUSIVE AND 17 THROUGH 23, INCLUSIVE, FOR ADDITIONAL LOT MAPS.
- SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

LINE	BEARING	LENGTH
L55	N09°14'11"E	28.71'
L56	N54°14'11"E	21.21'
L57	N35°45'49"W	21.21'
L58	N40°11'20"E	20.62'
L59	N46°14'24"W	20.46'

CURVE	DELTA	RADIUS	LENGTH
C28	15°44'26"	300.00'	82.42'
C29	12°03'50"	300.00'	63.17'
C30	03°40'36"	300.00'	19.25' R33



SEE SHEET 15

SEE SHEET 17

SEE SHEETS 14 & 17

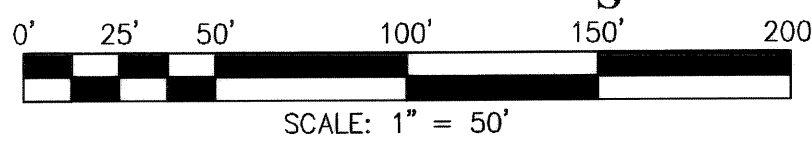
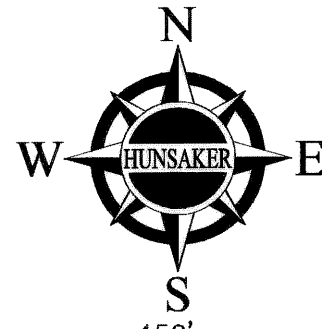
SEE SHEET 14

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

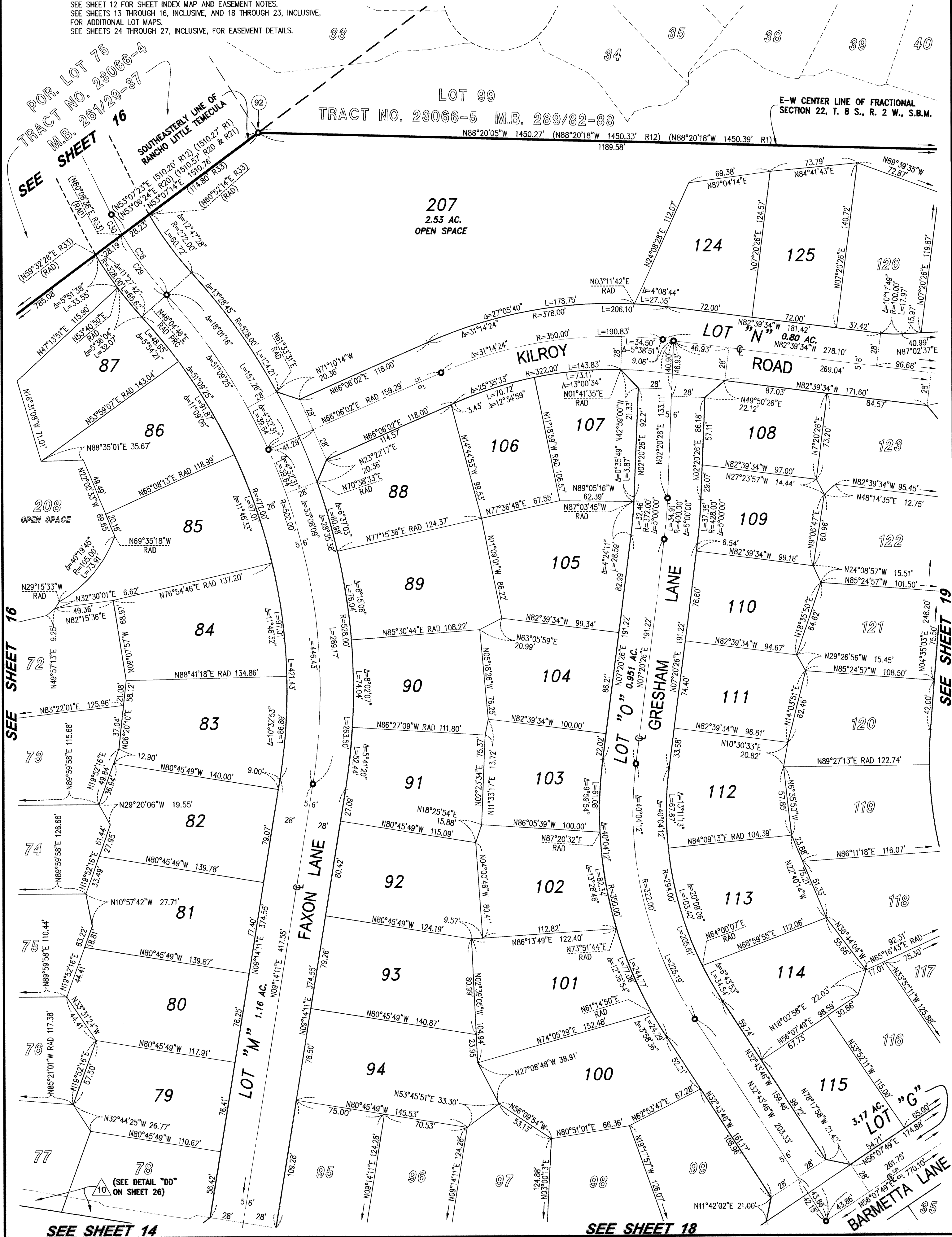
JUNE 2013



NOTES:

SEE SHEET 3 FOR BOUNDARY SHEET.
SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
SEE SHEETS 13 THROUGH 16, INCLUSIVE, AND 18 THROUGH 23, INCLUSIVE, FOR ADDITIONAL LOT MAPS.
SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	15°44'26"	300.00'	82.42'
C29	12°03'50"	300.00'	63.17'
C30	(03°40'36"	300.00'	19.25' R33)



SEE SHEET 16

SEE SHEET 19

SEE SHEET 14

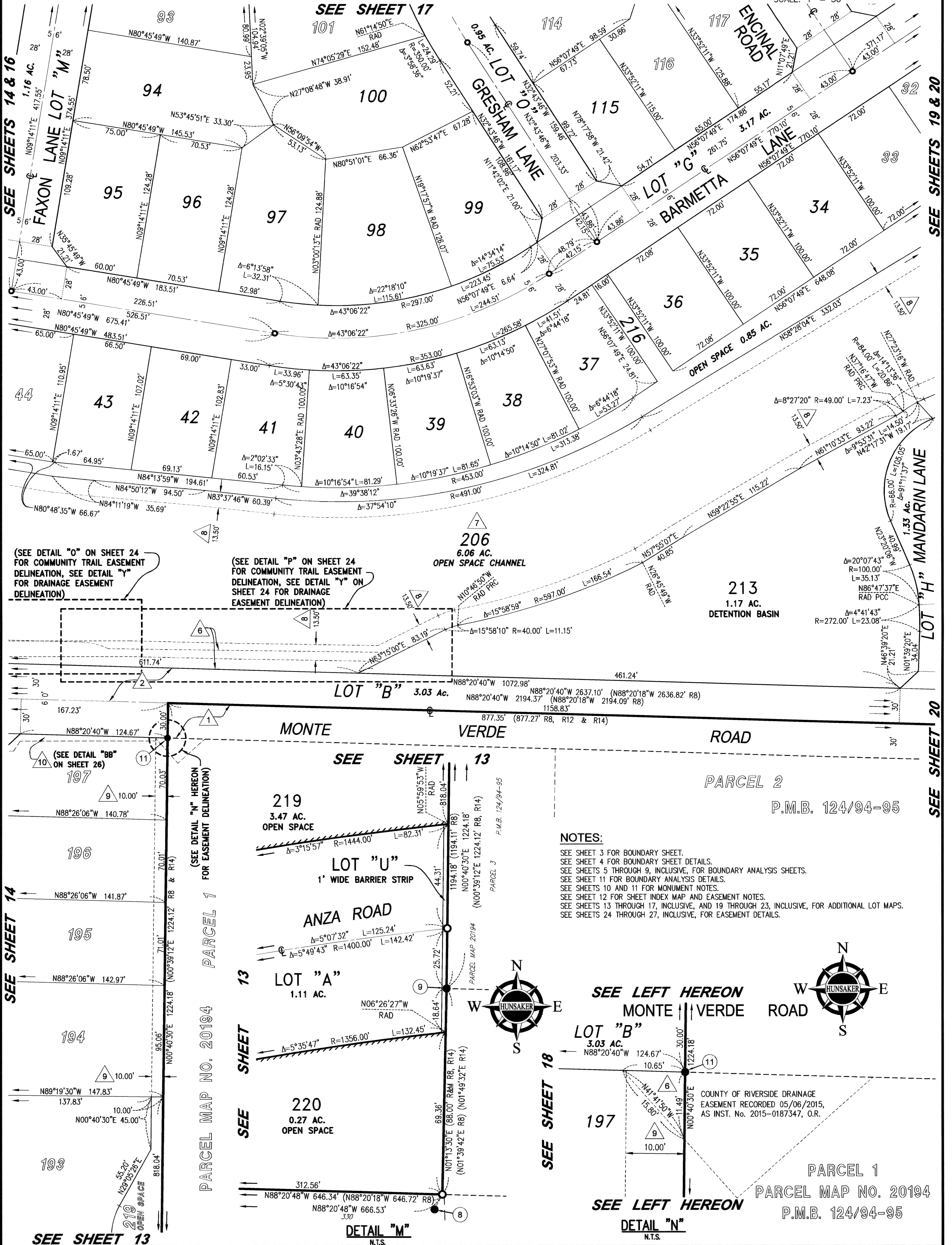
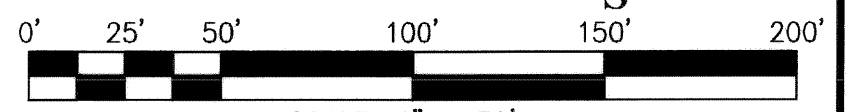
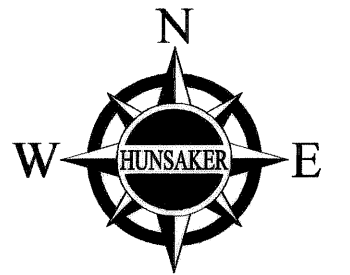
SEE SHEET 18

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

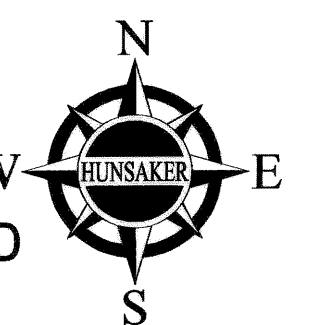
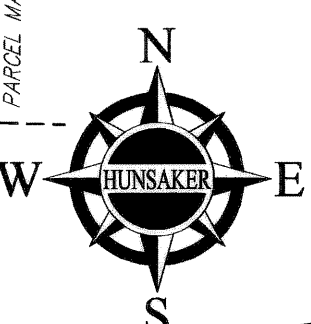


(SEE DETAIL "O" ON SHEET 24 FOR COMMUNITY TRAIL EASEMENT DELINEATION, SEE DETAIL "Y" FOR DRAINAGE EASEMENT DELINEATION)

(SEE DETAIL "P" ON SHEET 24 FOR COMMUNITY TRAIL EASEMENT DELINEATION, SEE DETAIL "Y" ON SHEET 24 FOR DRAINAGE EASEMENT DELINEATION)

(SEE DETAIL "BB" ON SHEET 26)

NOTES:
SEE SHEET 3 FOR BOUNDARY SHEET.
SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
SEE SHEETS 13 THROUGH 17, INCLUSIVE, AND 19 THROUGH 23, INCLUSIVE, FOR ADDITIONAL LOT MAPS.
SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.



SEE SHEET 18

SEE SHEET 14

SEE SHEET 13

SEE SHEET 13

DETAIL "M" N.T.S.

DETAIL "N" N.T.S.

SEE SHEETS 19 & 20

SEE SHEET 20

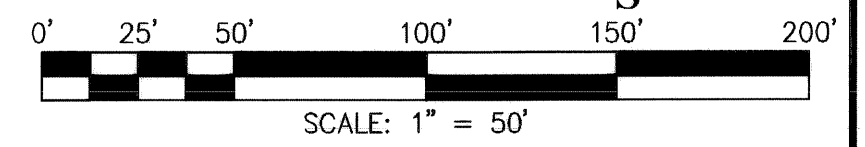
PARCEL MAP NO. 20194

PARCEL 1
PARCEL MAP NO. 20194
P.M.B. 124/94-95

PARCEL 2
P.M.B. 124/94-95

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN



HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

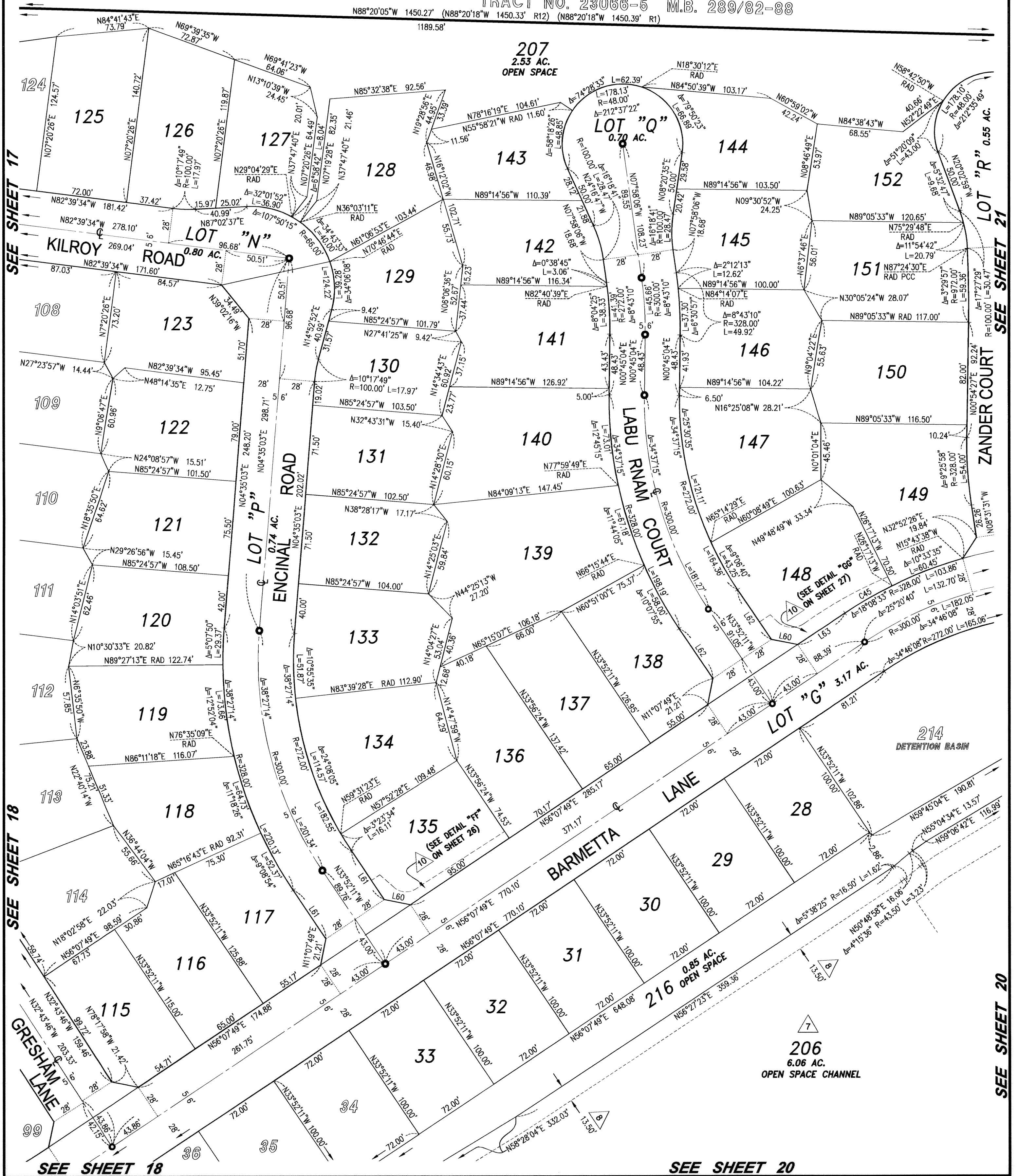
NOTES:

SEE SHEET 3 FOR BOUNDARY SHEET.
SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
SEE SHEETS 13 THROUGH 18, INCLUSIVE, AND 20 THROUGH 23, INCLUSIVE, FOR ADDITIONAL LOT MAPS.
SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

LINE TABLE		
LINE	BEARING	LENGTH
L60	N78°52'11"W	21.21'
L61	N33°52'11"W	46.76'
L62	N33°52'11"W	48.05'
L63	N56°07'49"E	45.39'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C45	07°34'58"	328.00'	43.41'

TRACT NO. 23066-5 M.B. 289/82-88



SEE SHEET 17

SEE SHEET 18

SEE SHEET 18

SEE SHEET 20

SEE SHEET 20

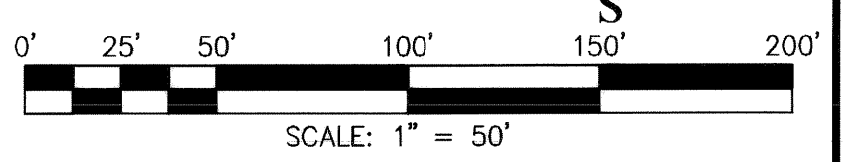
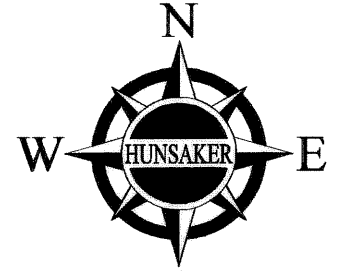
SEE SHEET 21

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

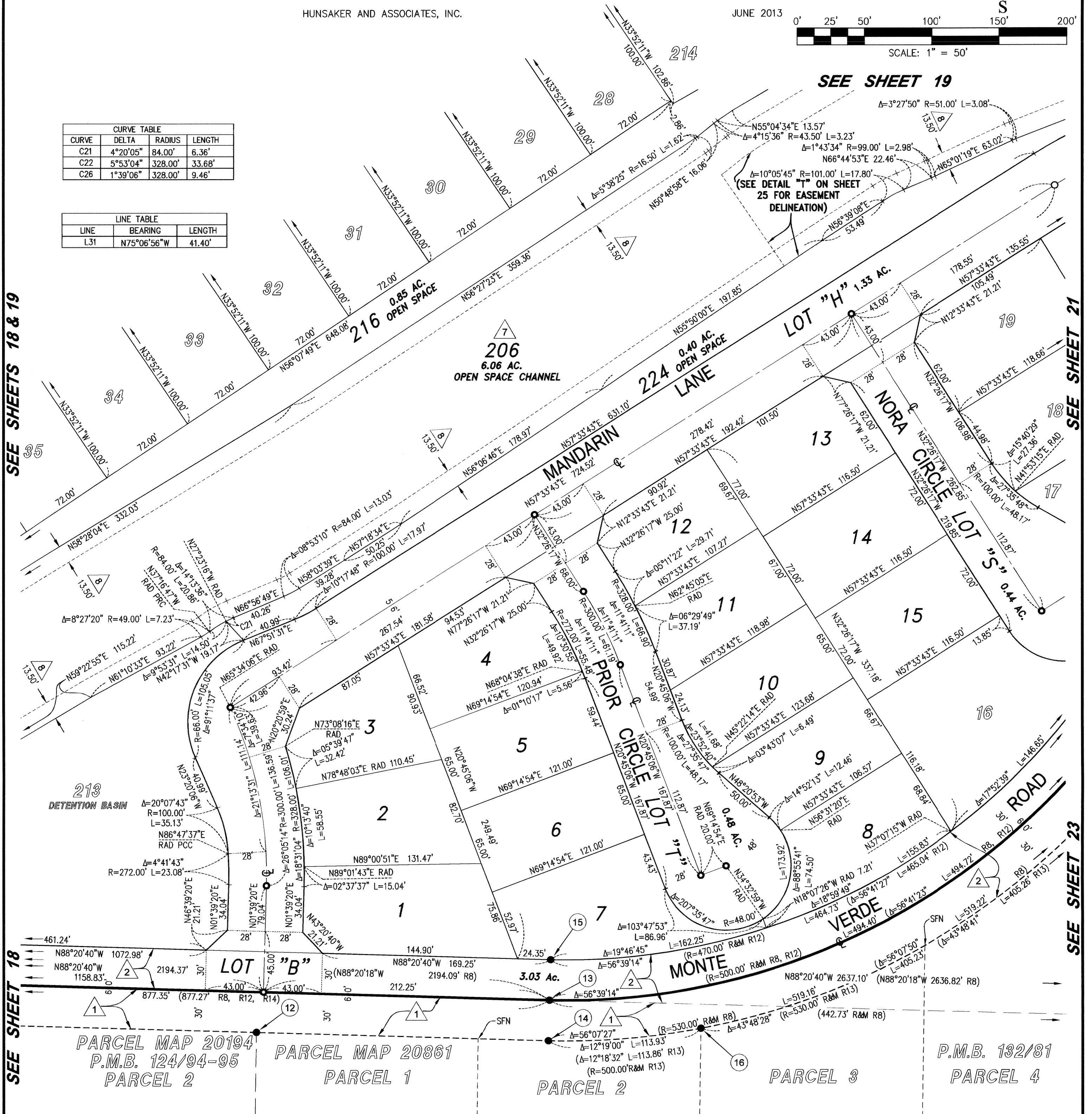


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	4°20'05"	84.00'	6.36'
C22	5°53'04"	328.00'	33.68'
C26	1°39'06"	328.00'	9.46'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N75°06'56"W	41.40'

SEE SHEETS 18 & 19

SEE SHEET 21

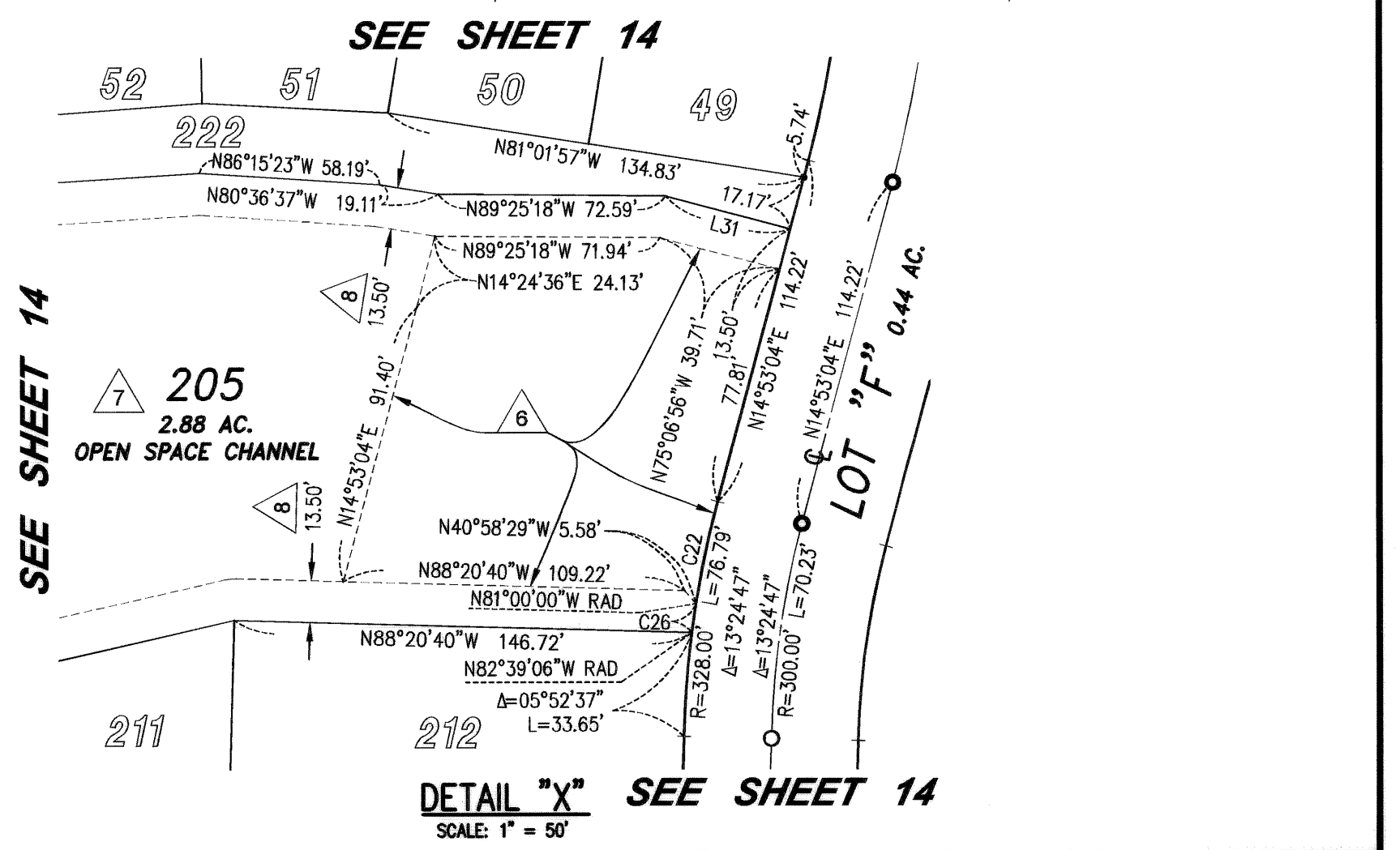


SEE SHEET 18

SEE SHEET 23

NOTES:

- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEETS 13 THROUGH 19, INCLUSIVE, AND 21 THROUGH 23, INCLUSIVE, FOR ADDITIONAL LOT MAPS.
- SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

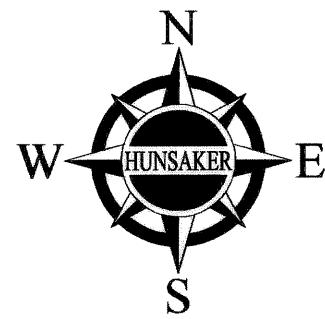


SEE SHEET 14

DETAIL "X" SEE SHEET 14
SCALE: 1" = 50'

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN



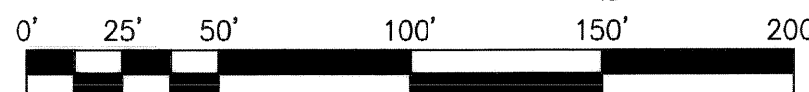
NOTES:

SEE SHEET 3 FOR BOUNDARY SHEET.
SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
SEE SHEETS 13 THROUGH 20, INCLUSIVE, 22 AND 23, FOR ADDITIONAL LOT MAPS.
SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.

HUNSAKER AND ASSOCIATES, INC.

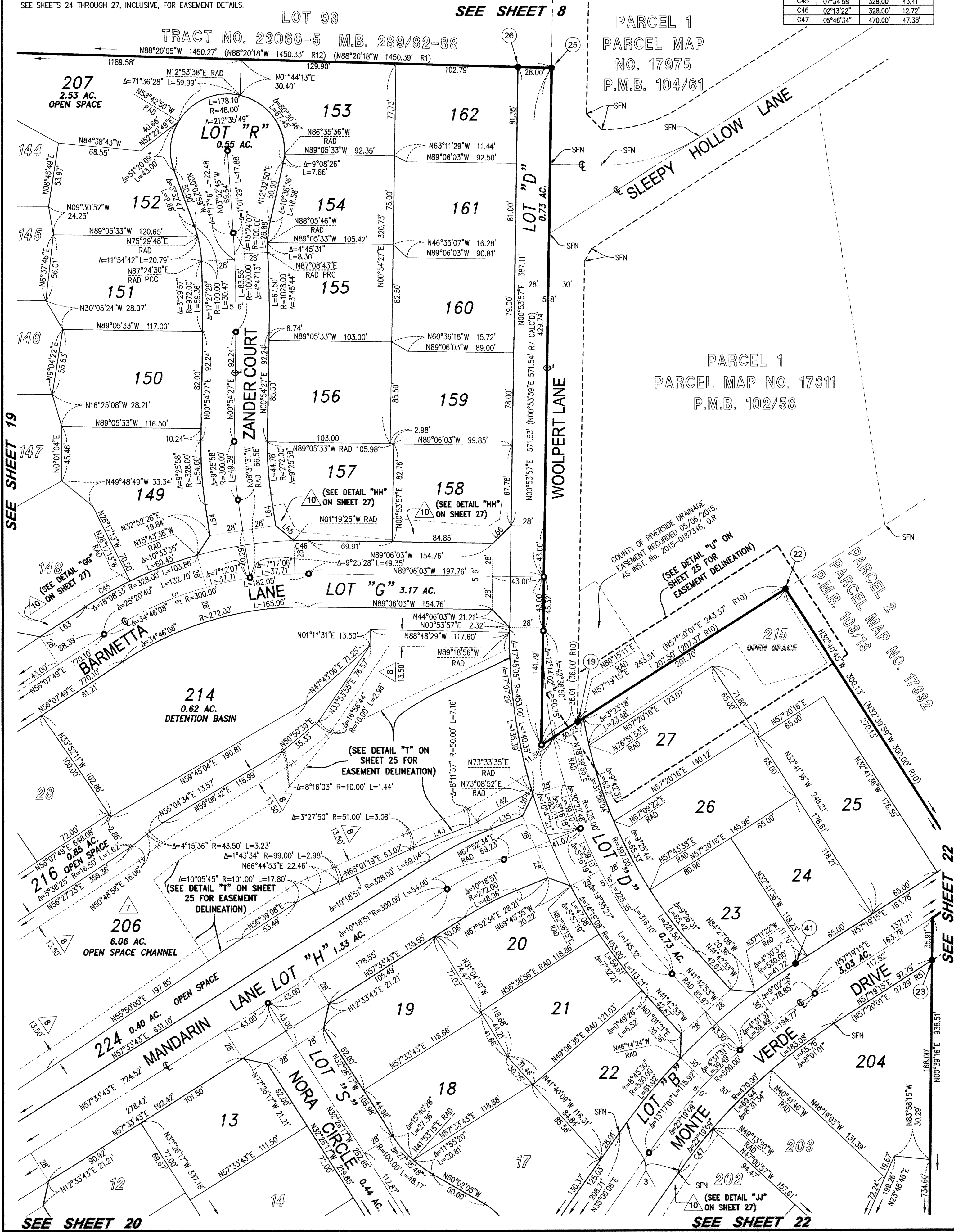
JUNE 2013

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L35	N67°52'34"E	28.21'	L63	N56°07'49"E	45.39'
L36	N25°30'43"E	20.22'	L64	N08°31'31"W	26.26'
L42	N60°17'12"E	52.55'	L65	N49°55'28"W	19.84'
L43	N68°29'09"E	51.38'	L66	N45°53'57"E	21.21'



SCALE: 1" = 50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C45	07°34'58"	328.00'	43.41'
C46	02°13'22"	328.00'	12.72'
C47	05°46'34"	470.00'	47.38'



SEE SHEET 20

SEE SHEET 22

SEE SHEET 22

SEE SHEET 19

SEE SHEET 8

TRACT NO. 23066-5 M.B. 289/82-88

PARCEL 1
PARCEL MAP
NO. 17975
P.M.B. 104/61

PARCEL 1
PARCEL MAP NO. 17311
P.M.B. 102/58

PARCEL 2
PARCEL MAP NO. 17322
P.M.B. 103/13

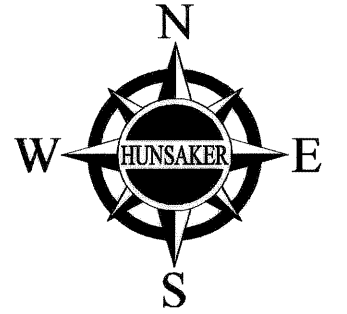
PARCEL 1
PARCEL MAP NO. 17311
P.M.B. 102/58

PARCEL 1
PARCEL MAP NO. 17311
P.M.B. 102/58

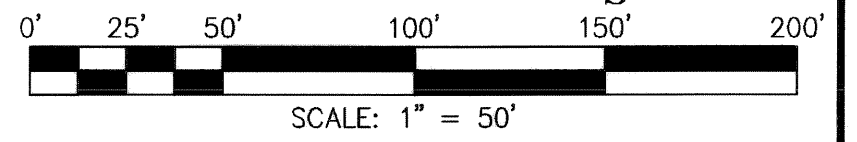
TRACT NO. 31597

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HUNSAKER AND ASSOCIATES, INC.

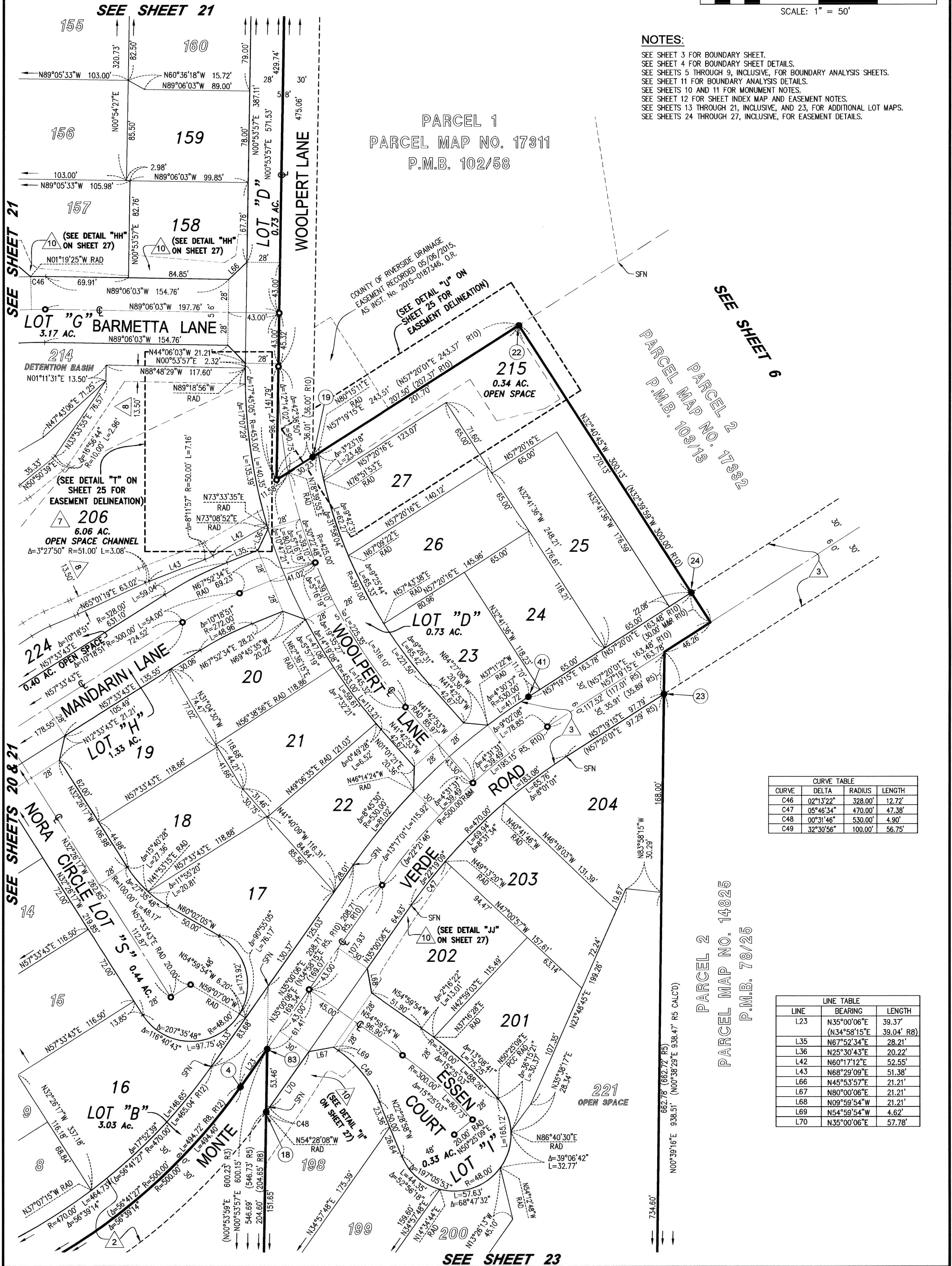


JUNE 2013



NOTES:

- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEETS 13 THROUGH 21, INCLUSIVE, AND 23, FOR ADDITIONAL LOT MAPS.
- SEE SHEETS 24 THROUGH 27, INCLUSIVE, FOR EASEMENT DETAILS.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C46	02°13'22"	328.00'	12.72'
C47	05°46'34"	470.00'	47.38'
C48	00°31'46"	530.00'	4.90'
C49	32°30'56"	100.00'	56.75'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N35°00'06"E (N34°58'15"E)	39.37' (39.04' R8)
L35	N67°52'34"E	28.21'
L36	N25°30'43"E	20.22'
L42	N60°17'12"E	52.55'
L43	N68°29'09"E	51.38'
L66	N45°53'57"E	21.21'
L67	N80°00'06"E	21.21'
L68	N09°59'54"W	21.21'
L69	N54°59'54"W	4.62'
L70	N35°00'06"E	57.78'

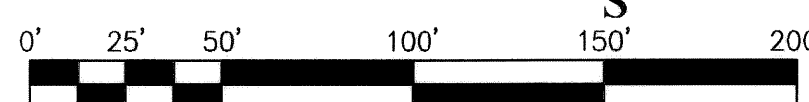
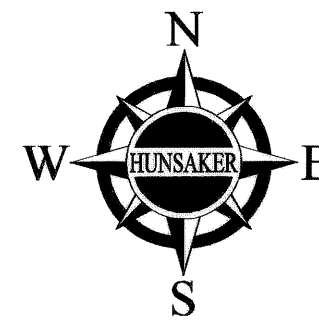
SEE SHEET 23

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

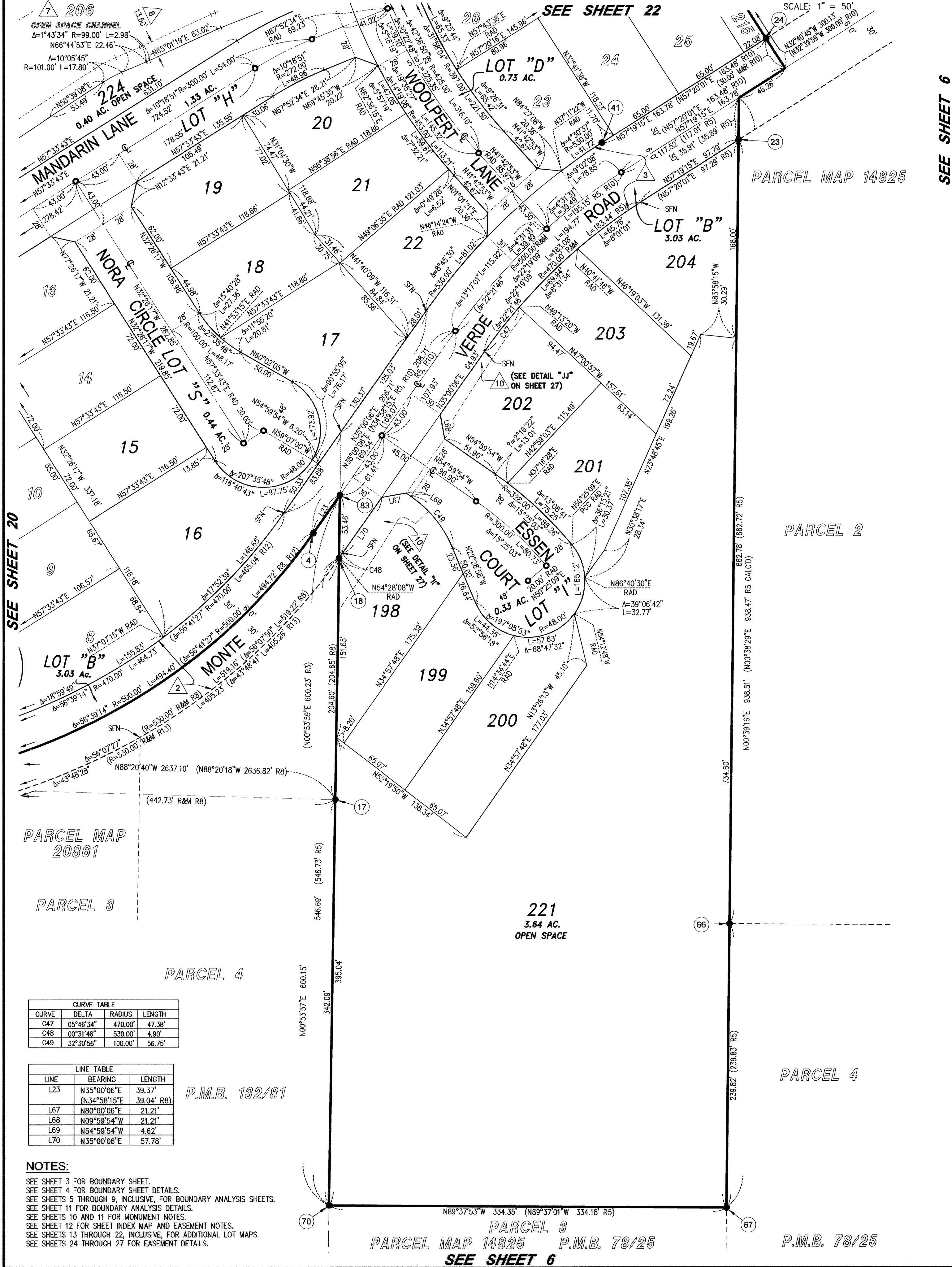
JUNE 2013



SEE SHEET 21

SEE SHEET 22

SEE SHEET 6



PARCEL MAP 20861

PARCEL 3

PARCEL 4

PARCEL 2

PARCEL 4

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C47	05°46'34"	470.00'	47.38'
C48	00°31'46"	530.00'	4.90'
C49	32°30'56"	100.00'	56.75'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N35°00'06"E	39.37'
	(N34°58'15"E	39.04' R8)
L67	N80°00'06"E	21.21'
L68	N09°59'54"W	21.21'
L69	N54°59'54"W	4.62'
L70	N35°00'06"E	57.78'

P.M.B. 132/81

NOTES:

- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEETS 13 THROUGH 22, INCLUSIVE, FOR ADDITIONAL LOT MAPS.
- SEE SHEETS 24 THROUGH 27 FOR EASEMENT DETAILS.

PARCEL 3
PARCEL MAP 14825 P.M.B. 78/25
SEE SHEET 6

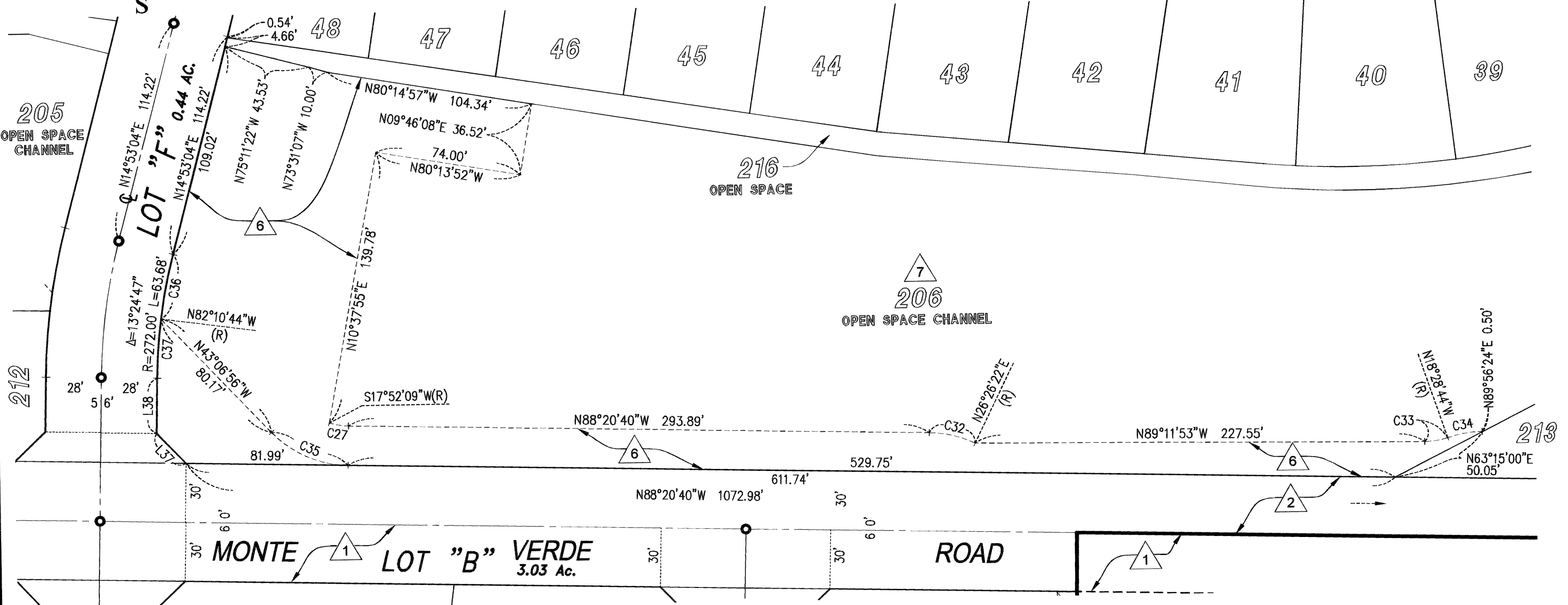
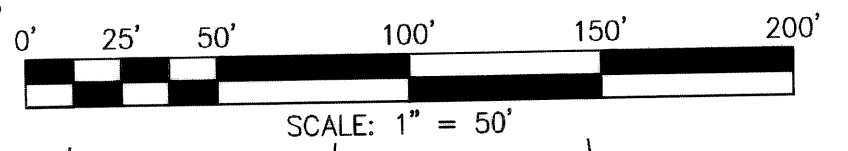
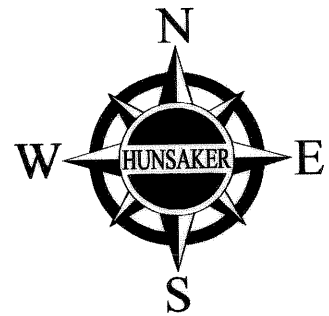
P.M.B. 78/25

TRACT NO. 31597

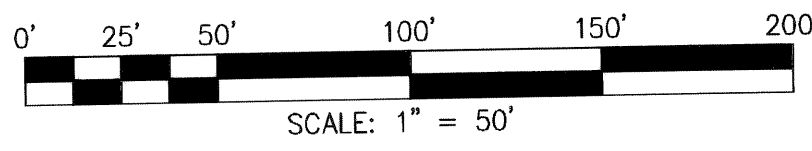
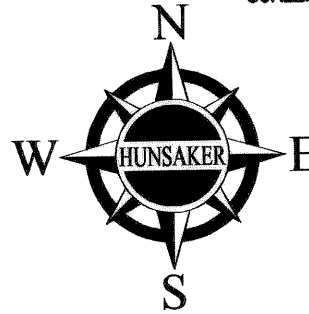
BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

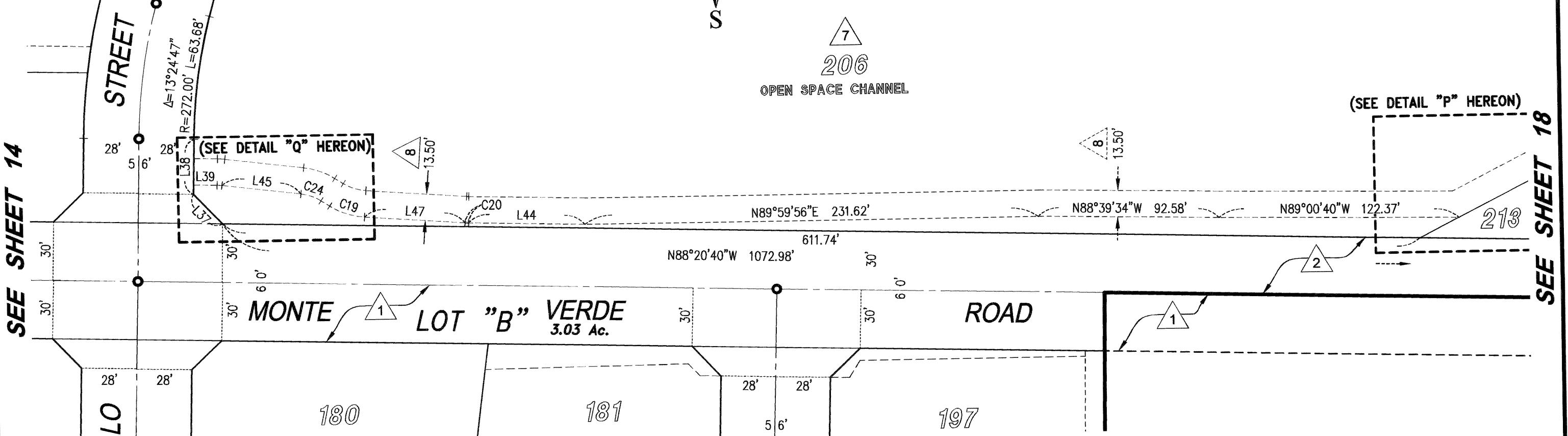
JUNE 2013



DETAIL "Y"
SCALE: 1" = 50'

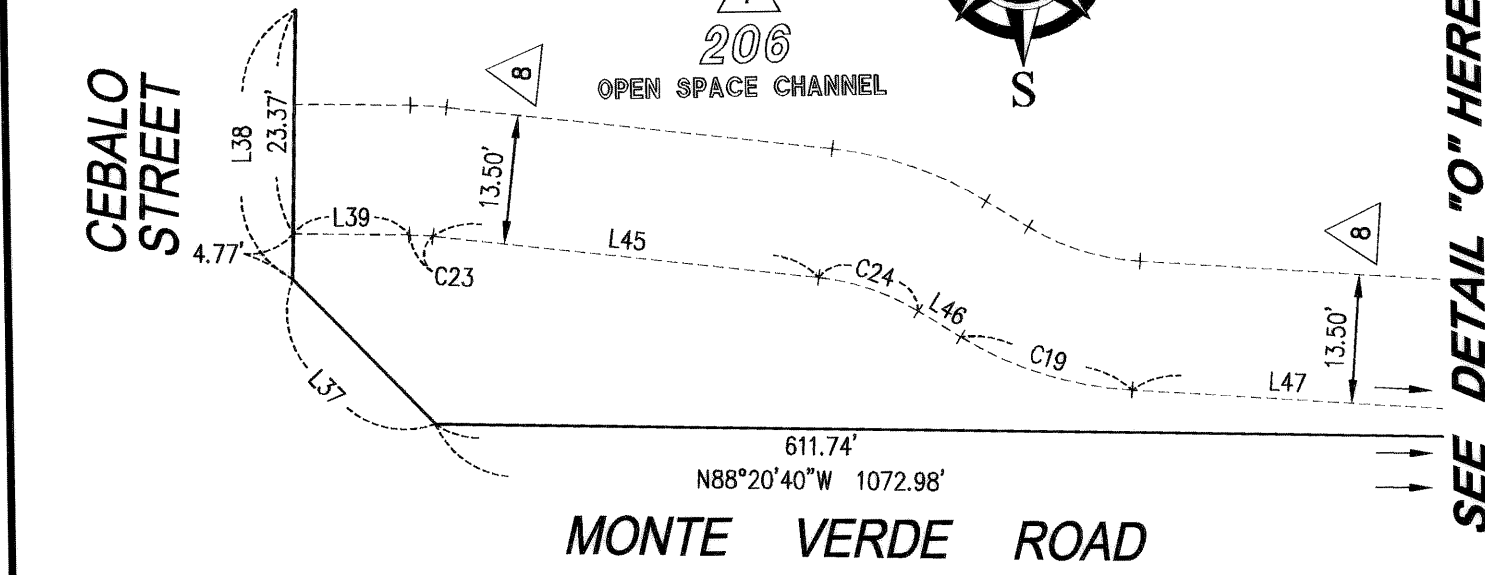


SEE SHEET 14

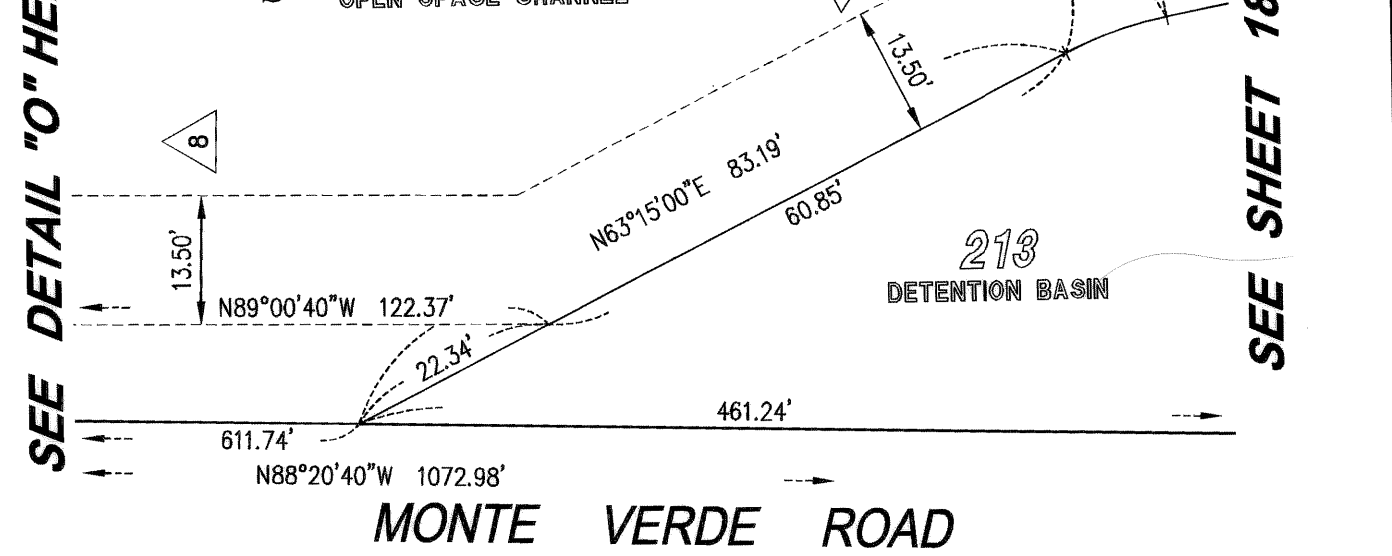
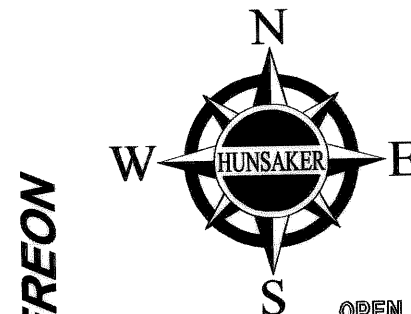


DETAIL "O"
SCALE: 1" = 50'

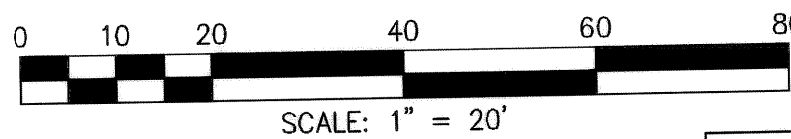
SEE DETAIL "O" HEREON



DETAIL "Q"
SCALE: 1" = 20'



DETAIL "P"
SCALE: 1" = 20'



LINE TABLE		
LINE	BEARING	LENGTH
L37	N43°26'12"W	21.18'
L38	N01°28'17"E	28.14'
L39	N88°31'43"W	12.05'
L44	N88°20'40"W	59.17'
L45	N82°55'43"W	40.49'
L46	N57°36'52"W	5.17'
L47	N85°41'59"W	51.49'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	28°05'06"	38.50'	18.87'
C20	02°38'41"	38.50'	1.78'
C23	05°36'01"	25.00'	2.44'
C24	25°18'50"	25.00'	11.05'
C27	16°12'49"	35.00'	9.90'
C32	24°47'02"	55.00'	23.79'
C33	19°16'51"	35.00'	11.78'
C34	18°25'08"	55.00'	17.68'
C35	45°13'44"	55.00'	43.42'
C36	7°03'48"	272.00'	33.54'
C37	6°20'59"	272.00'	30.14'

NOTES:

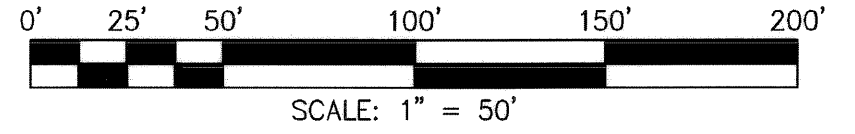
- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
- SEE SHEET 11 FOR BOUNDARY ANALYSIS DETAILS.
- SEE SHEETS 10 AND 11 FOR MONUMENT NOTES.
- SEE SHEET 12 FOR SHEET INDEX MAP AND EASEMENT NOTES.
- SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
- SEE SHEET 25 THROUGH 27, INCLUSIVE, FOR ADDITIONAL EASEMENT DETAILS.

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

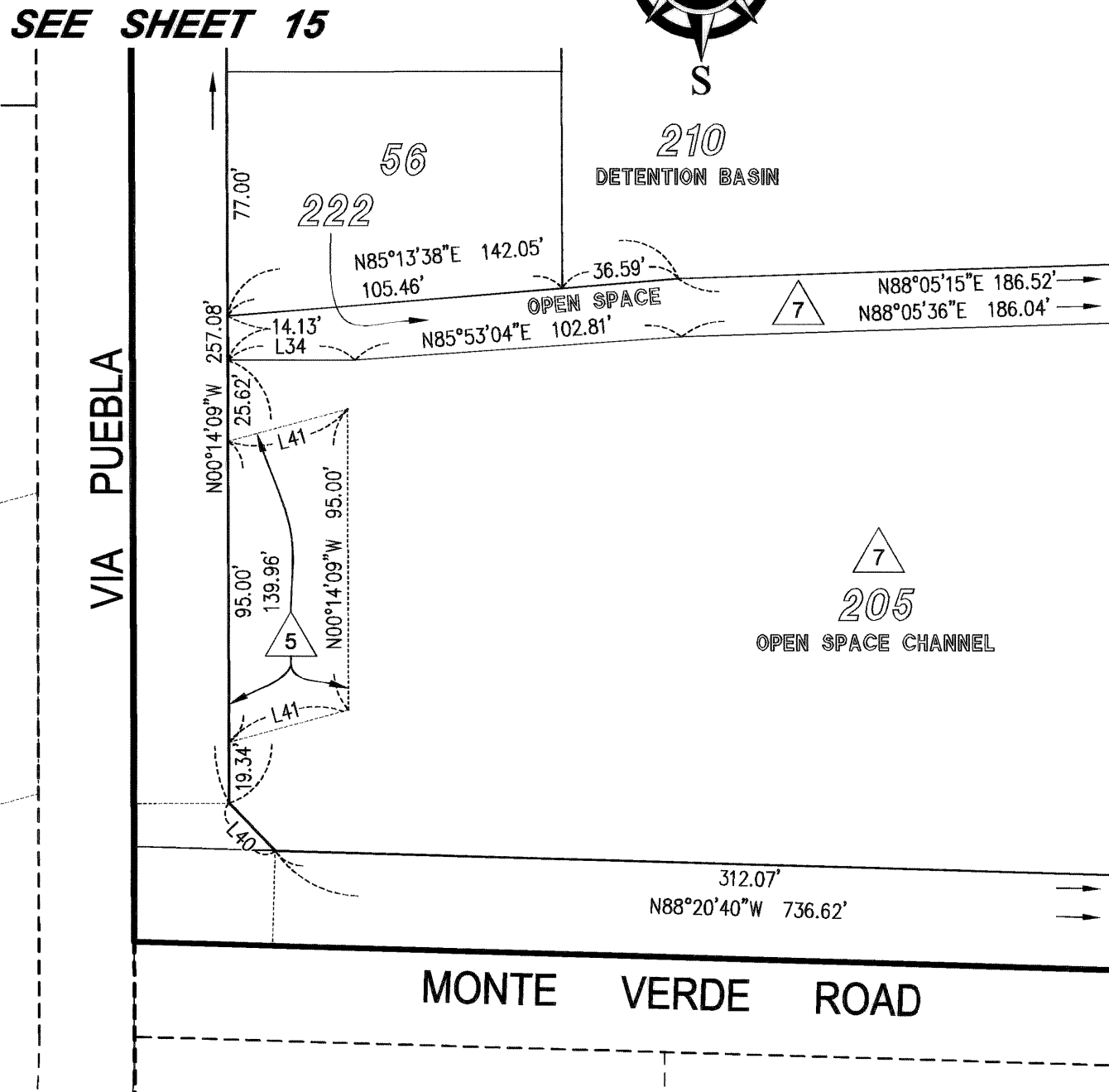
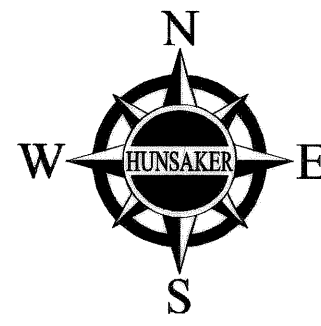


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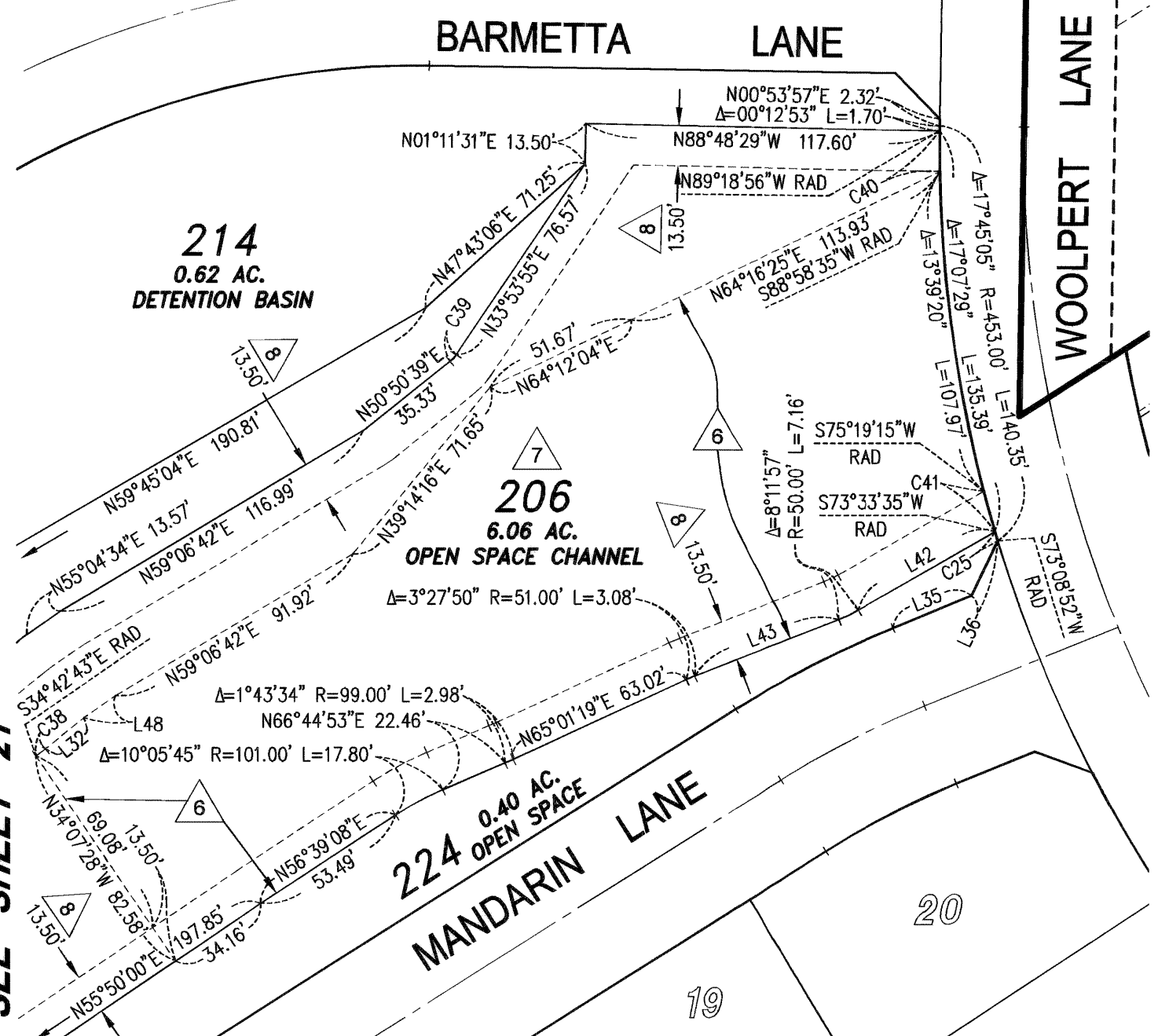
- SEE SHEET 3 FOR BOUNDARY SHEET.
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- SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
- SEE SHEETS 24, 26 & 27 FOR ADDITIONAL EASEMENT DETAILS.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	00°24'40"	453.00'	3.26'
C38	4°28'19"	50.00'	3.90'
C39	16°56'44"	10.00'	2.96'
C40	1°42'29"	453.00'	13.50'
C41	1°45'40"	453.00'	13.92'
C42	3°06'24"	397.00'	21.53'
C43	40°54'29"	35.00'	24.99'
C44	1°36'01"	55.00'	1.54'

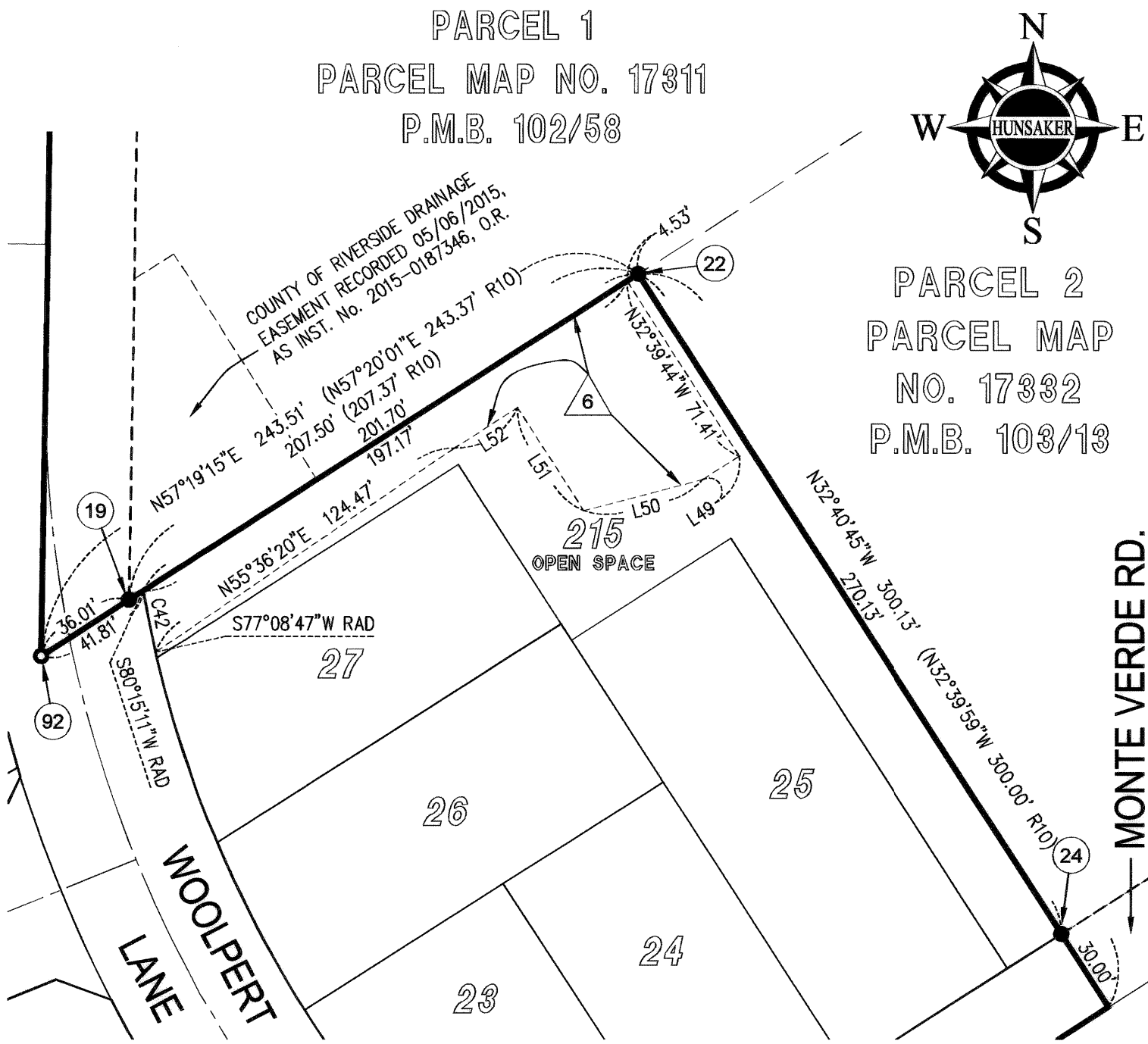
LINE TABLE		
LINE	BEARING	LENGTH
L32	N50°48'58"E	16.43'
L34	N89°45'51"E	40.00'
L35	N67°52'34"E	28.21'
L36	N25°30'43"E	20.22'
L40	N44°15'26"W	20.85'
L41	N74°45'51"E	38.94'
L42	N60°17'12"E	52.55'
L43	N68°29'09"E	51.38'
L48	N55°04'34"E	12.76'
L49	N57°20'16"E	15.00'
L50	N75°20'31"E	42.06'
L51	N32°39'44"W	42.07'
L52	N57°20'16"E	25.59'



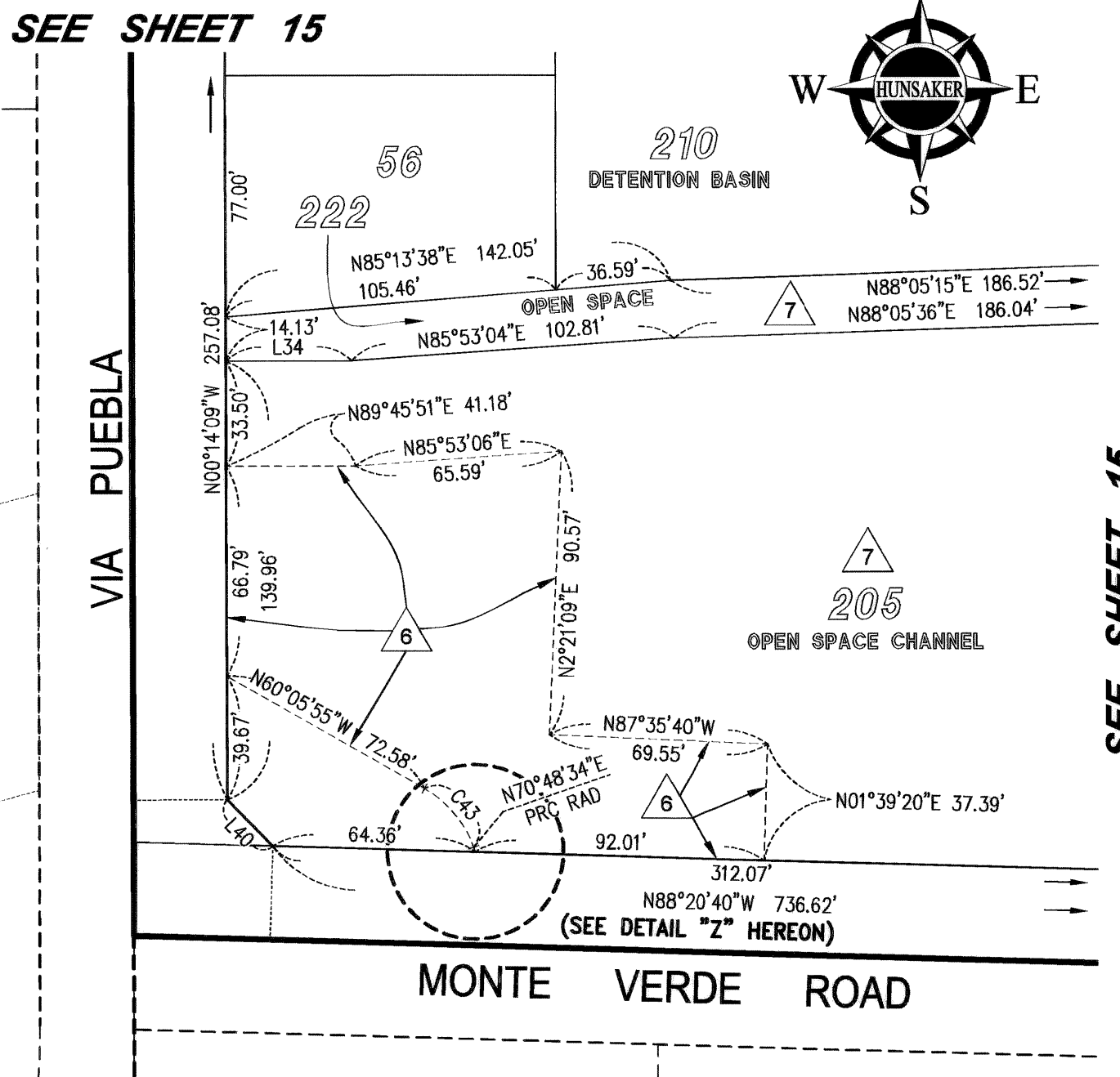
DETAIL "S"
SCALE: 1" = 50'



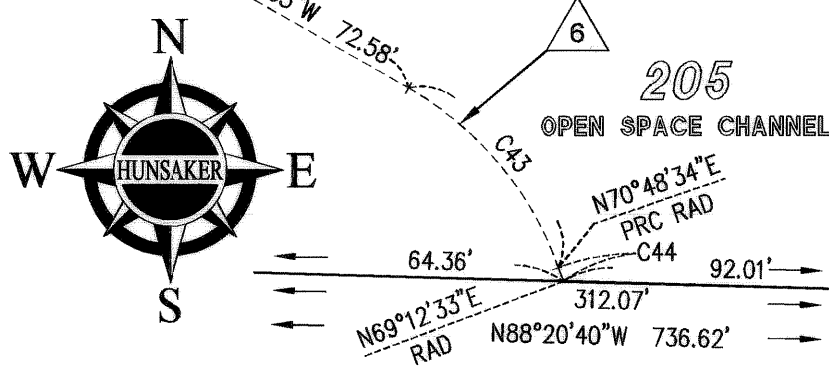
DETAIL "T"
SCALE: 1" = 50'



DETAIL "U"
SCALE: 1" = 50'



DETAIL "V"
SCALE: 1" = 50'



DETAIL "Z"
SCALE: 1" = 20'

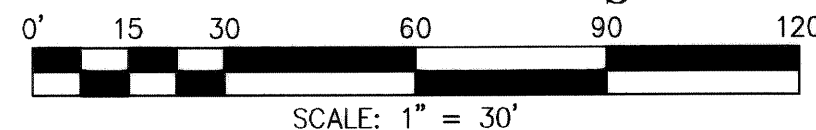
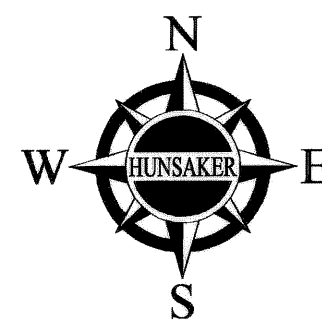
SEE SHEET 15

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

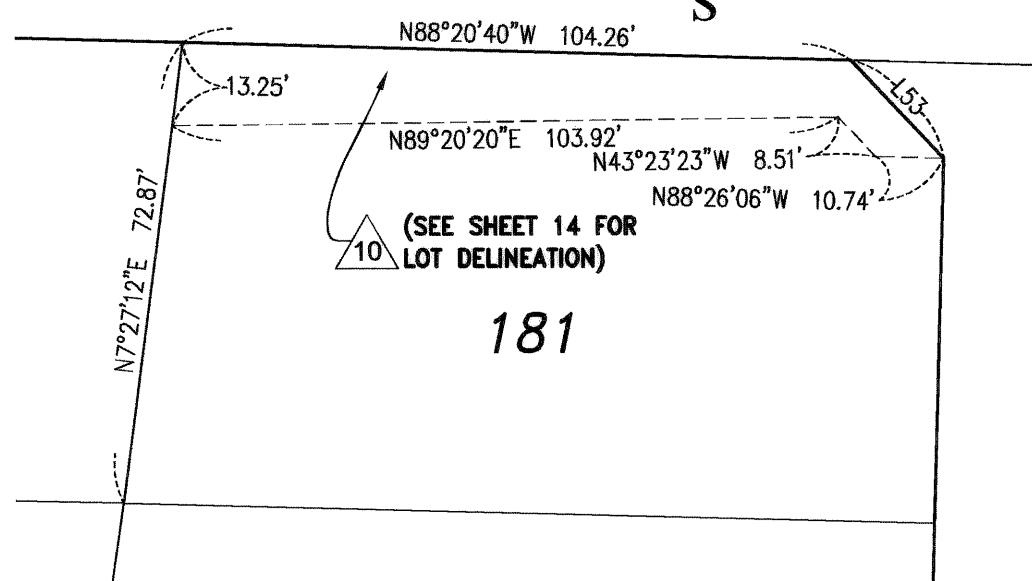
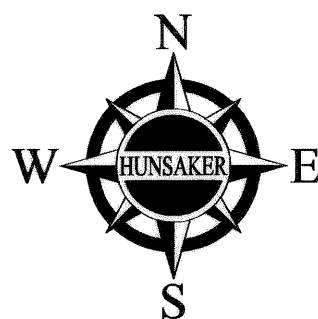
HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

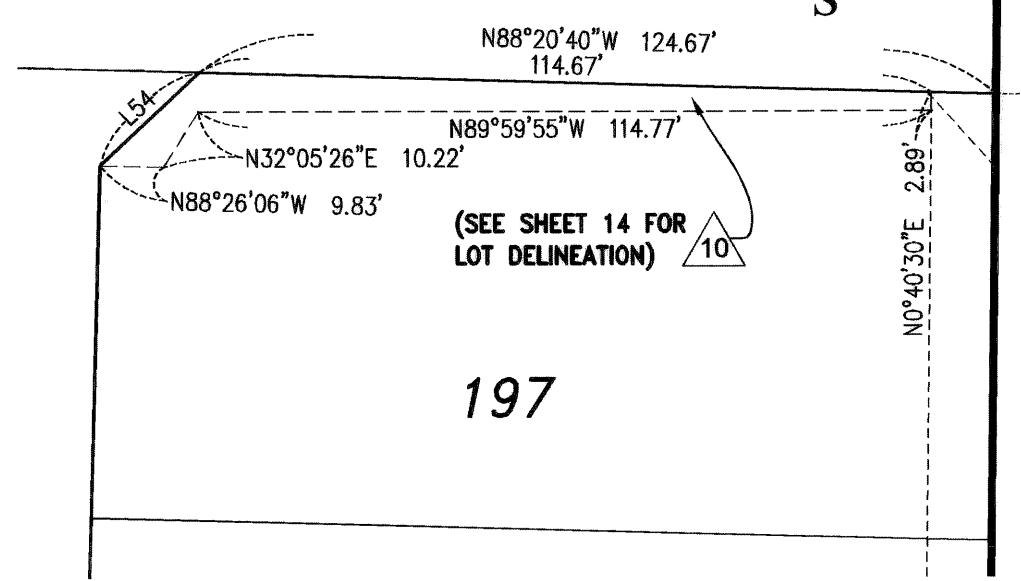
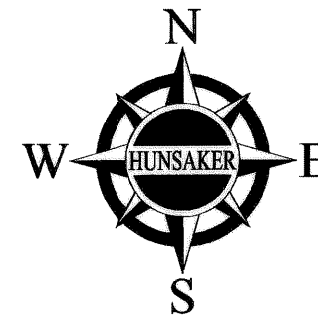


NOTES:

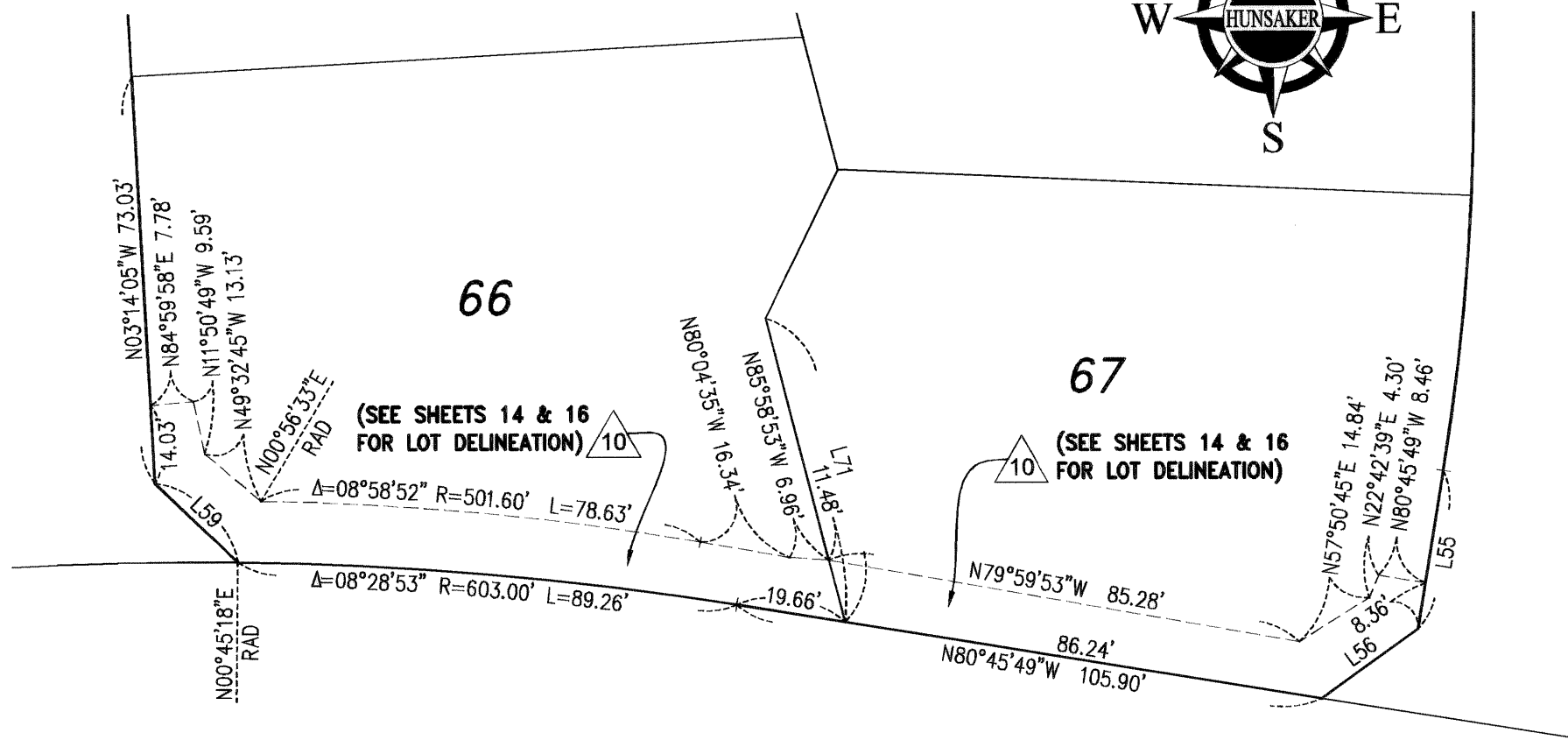
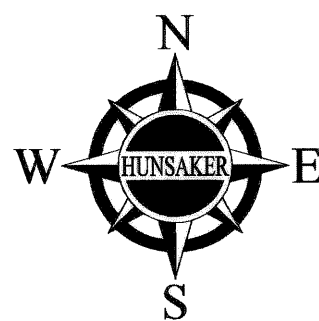
- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
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- SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
- SEE SHEETS 24, 25 & 27 FOR EASEMENT DETAILS.



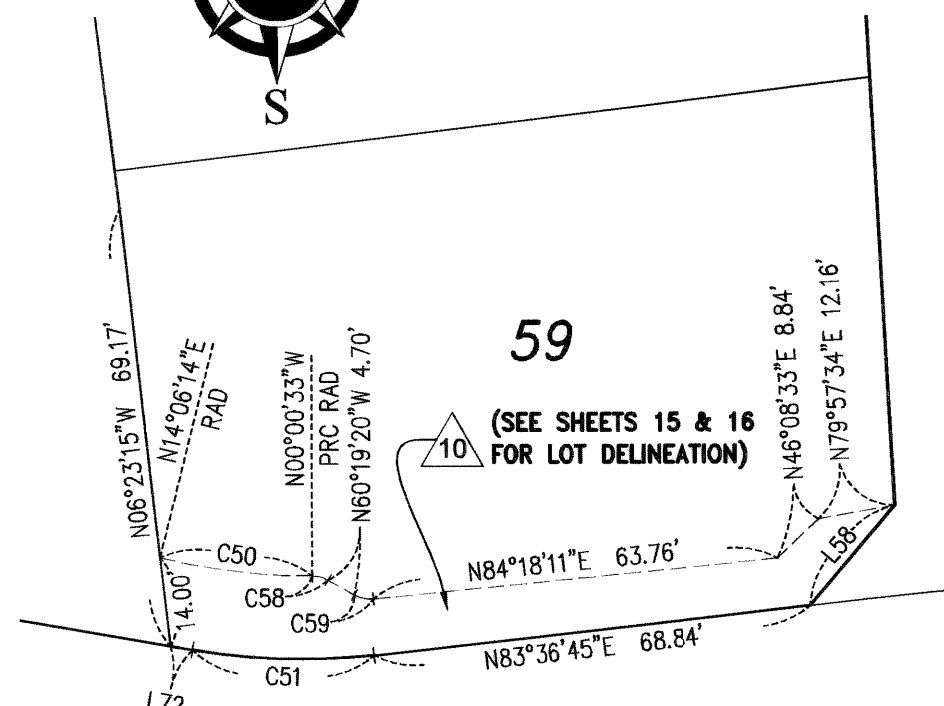
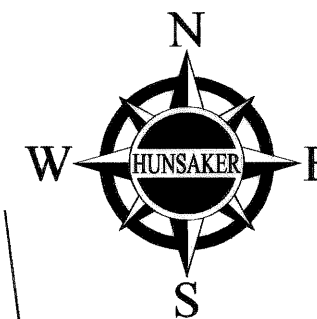
DETAIL "AA"
SCALE: 1" = 30'



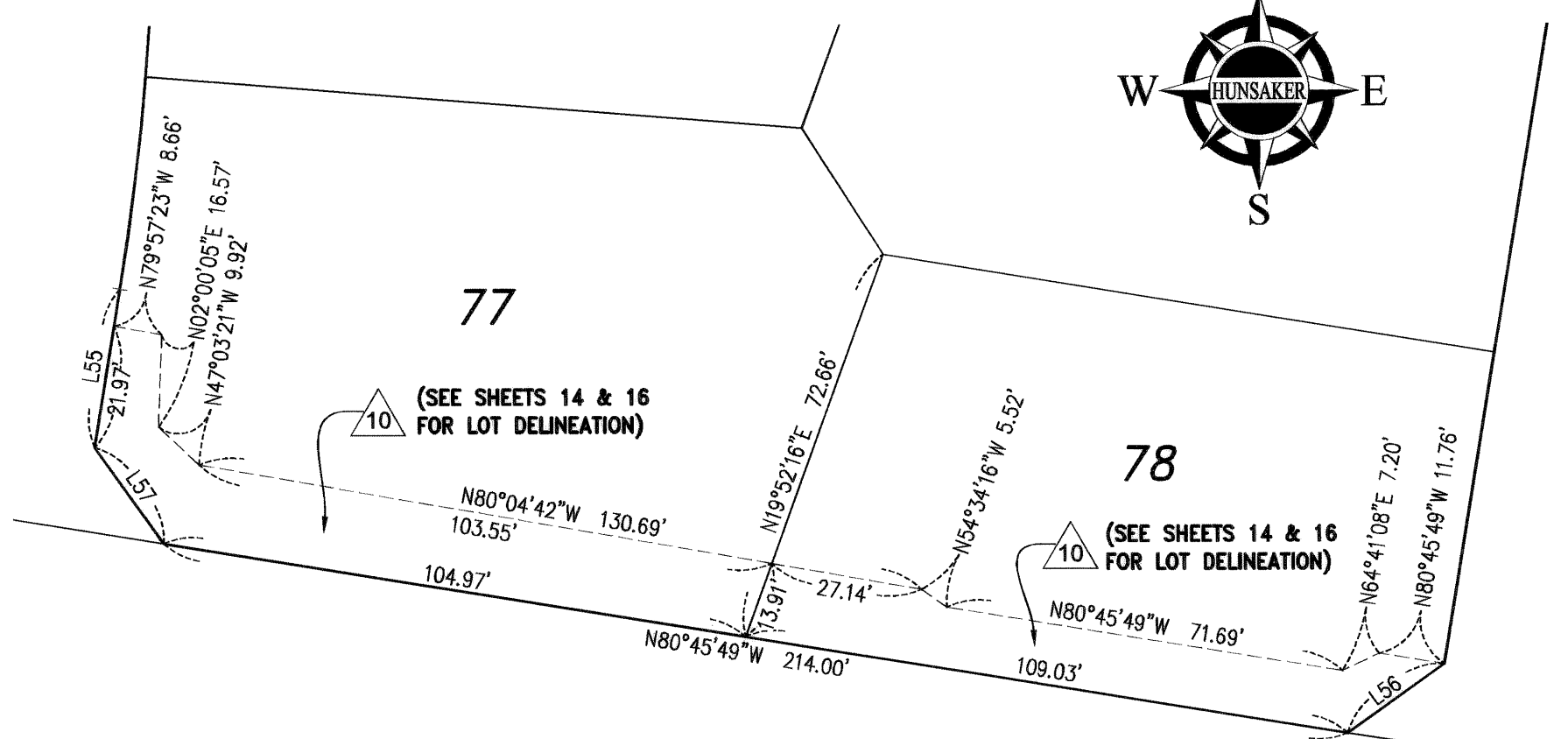
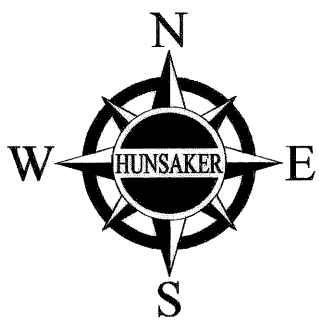
DETAIL "BB"
SCALE: 1" = 30'



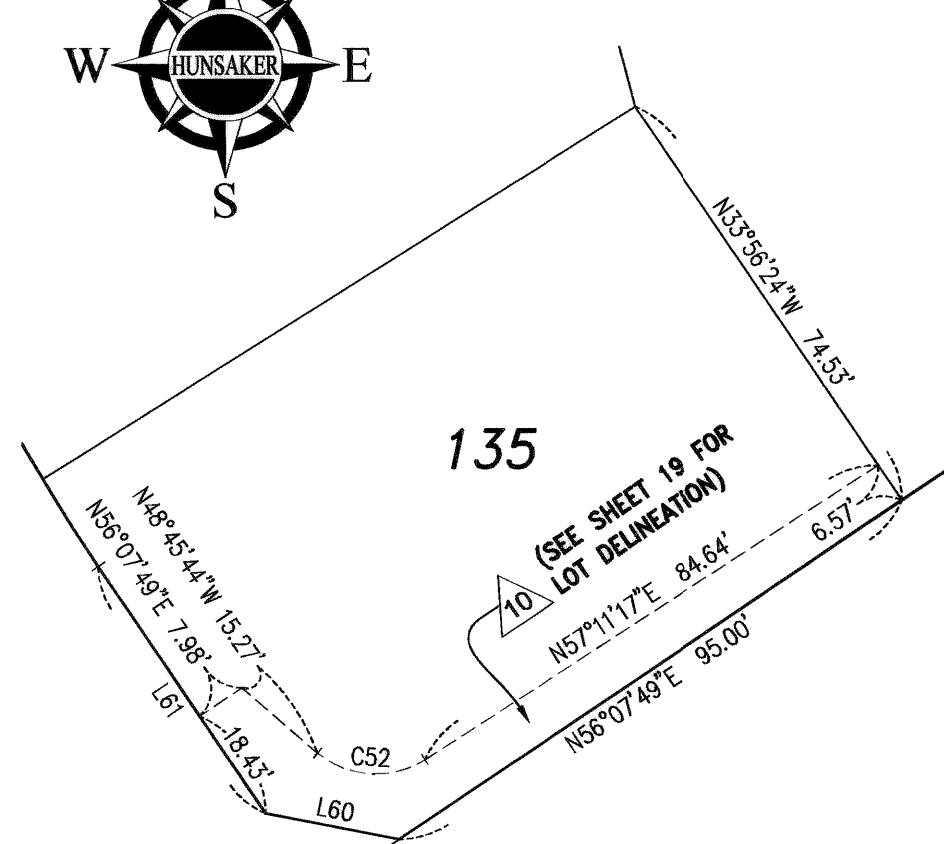
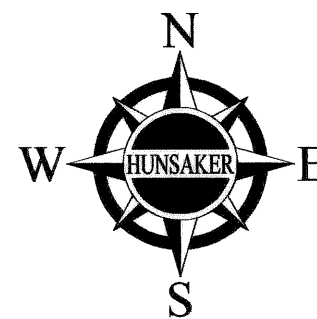
DETAIL "CC"
SCALE: 1" = 30'



DETAIL "EE"
SCALE: 1" = 30'



DETAIL "DD"
SCALE: 1" = 30'



DETAIL "FF"
SCALE: 1" = 30'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C50	14°06'47"	97.39'	23.99'
C51	16°18'42"	100.00'	28.47'
C52	74°02'59"	14.20'	18.35'
C58	29°41'13"	5.00'	2.59'
C59	35°22'29"	5.00'	3.09'

LINE TABLE		
LINE	BEARING	LENGTH
L53	N43°23'23"W	21.20'
L54	N46°36'37"E	21.23'
L55	N09°14'11"E	28.71'
L56	N54°14'11"E	21.21'
L57	N35°45'49"W	21.21'
L58	N40°11'20"E	20.62'
L59	N46°14'24"W	20.46'
L60	N78°52'11"W	21.21'
L61	N33°52'11"W	46.76'
L71	N14°33'08"W	56.28'
L72	N80°04'33"W	3.50'

TRACT NO. 31597

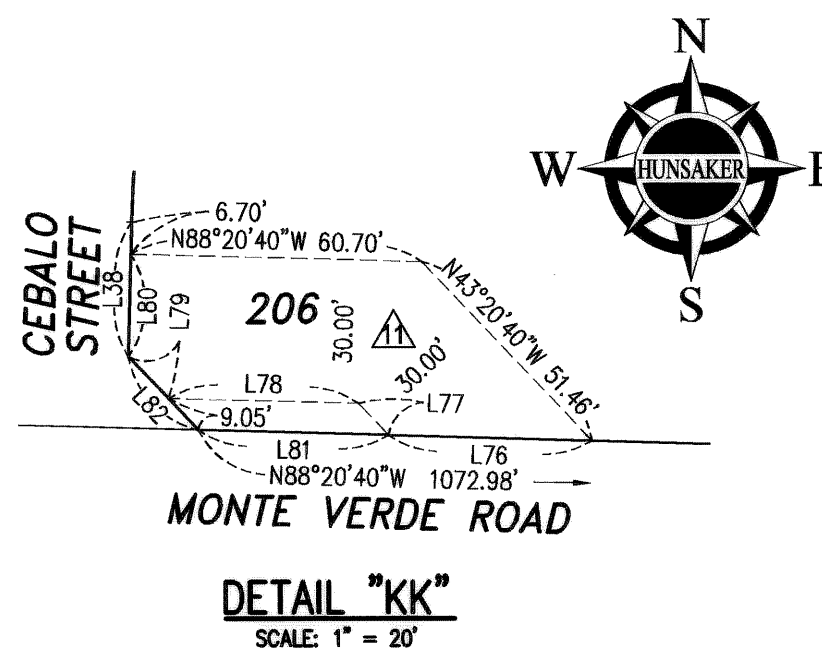
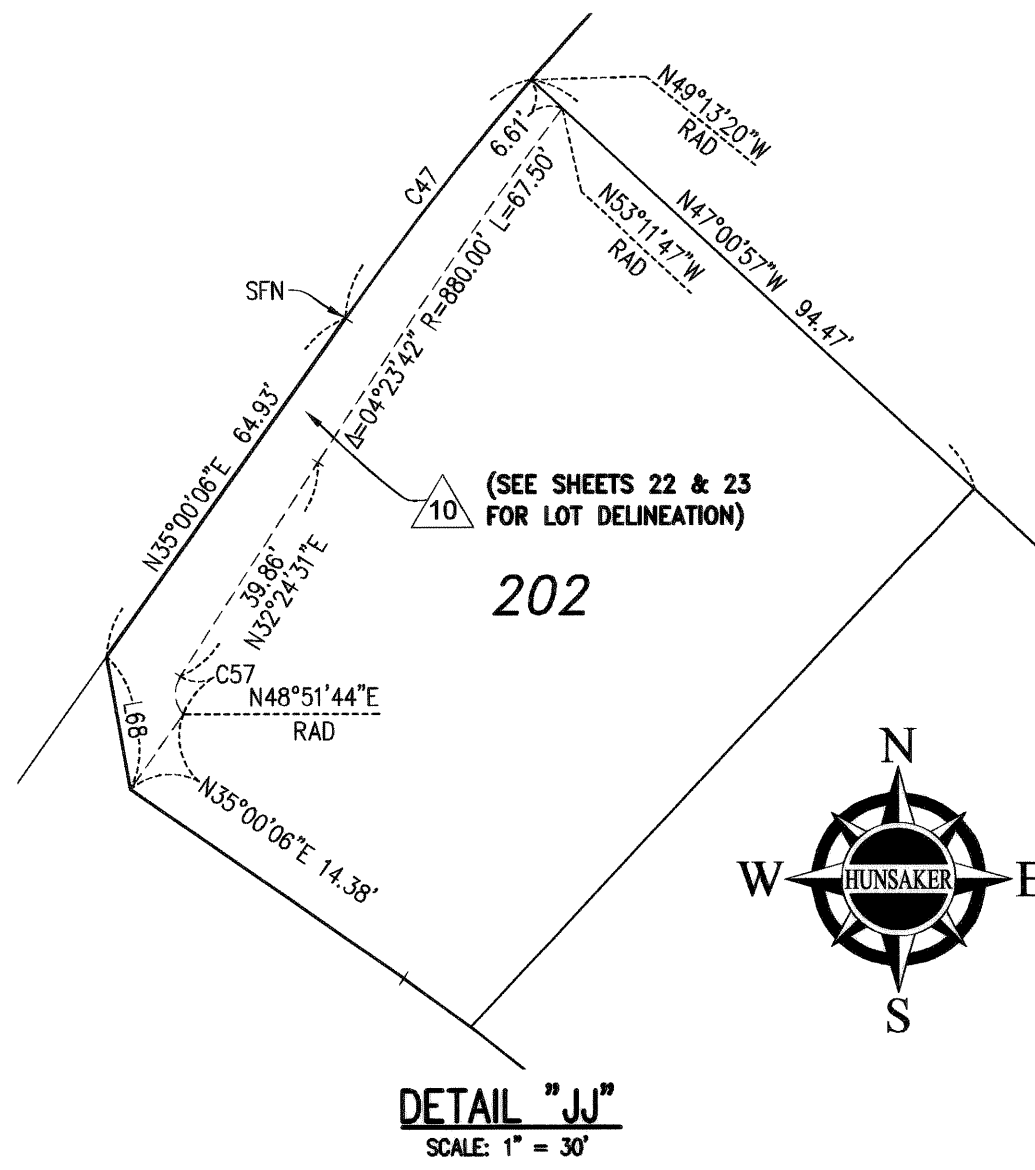
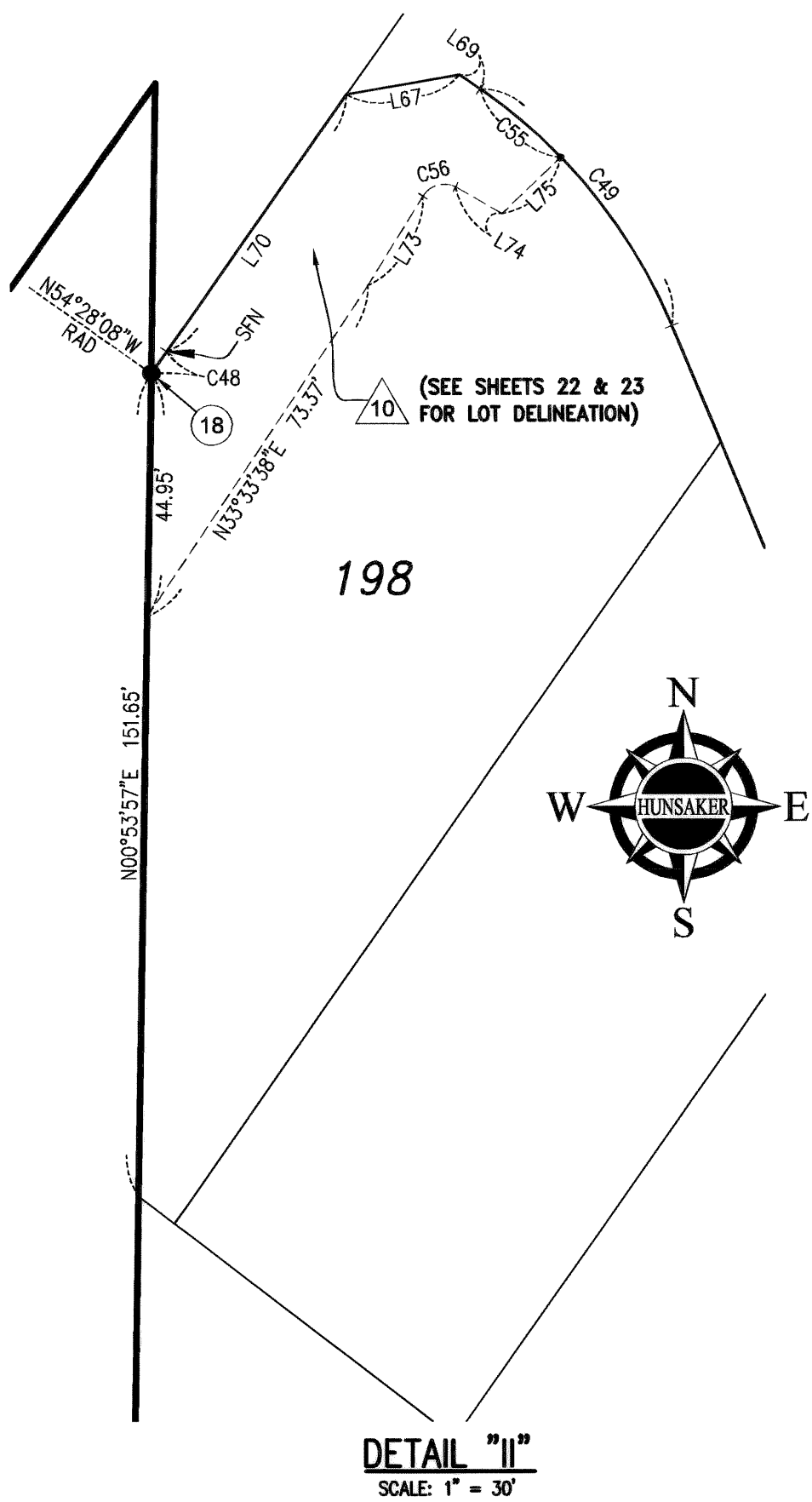
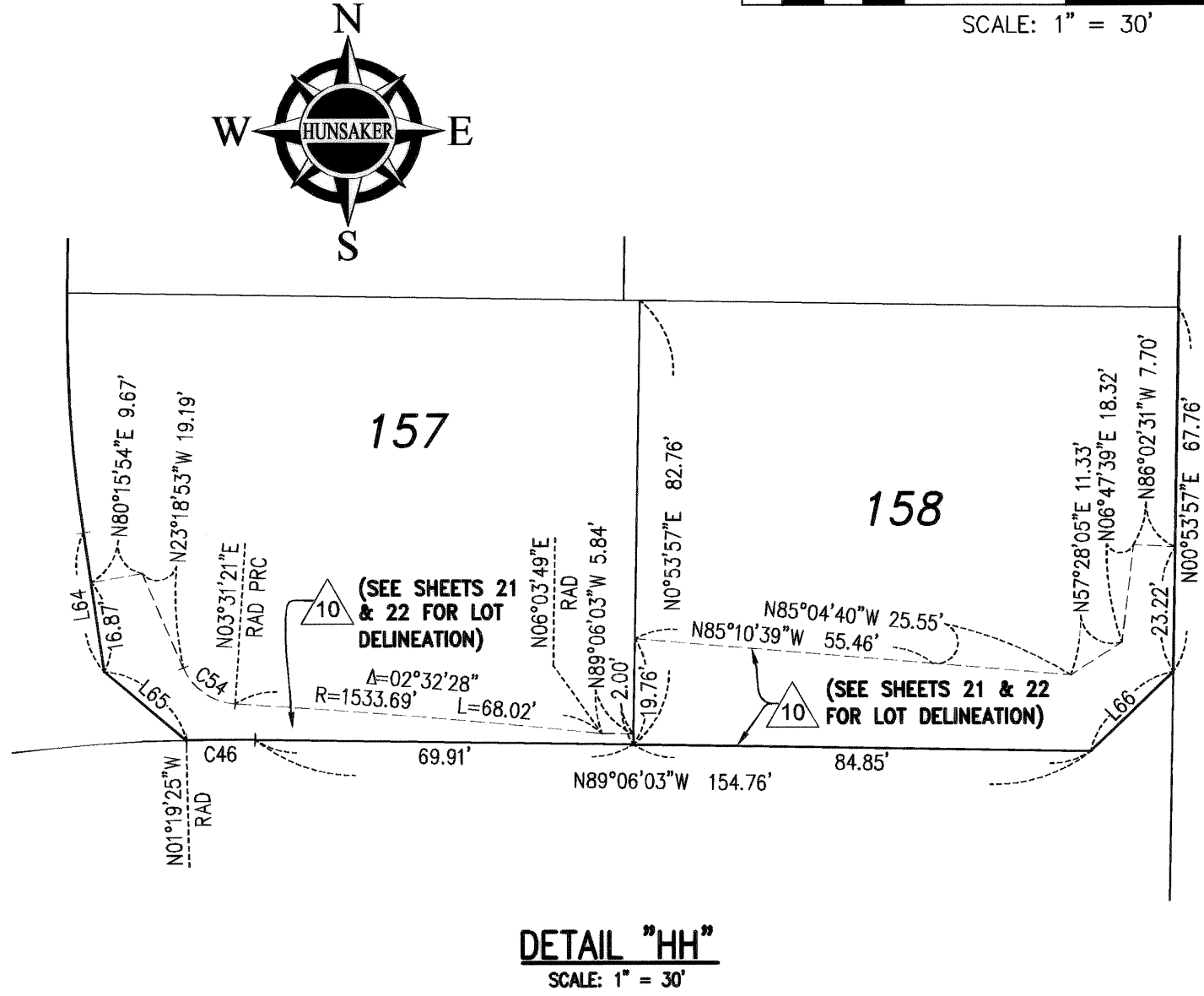
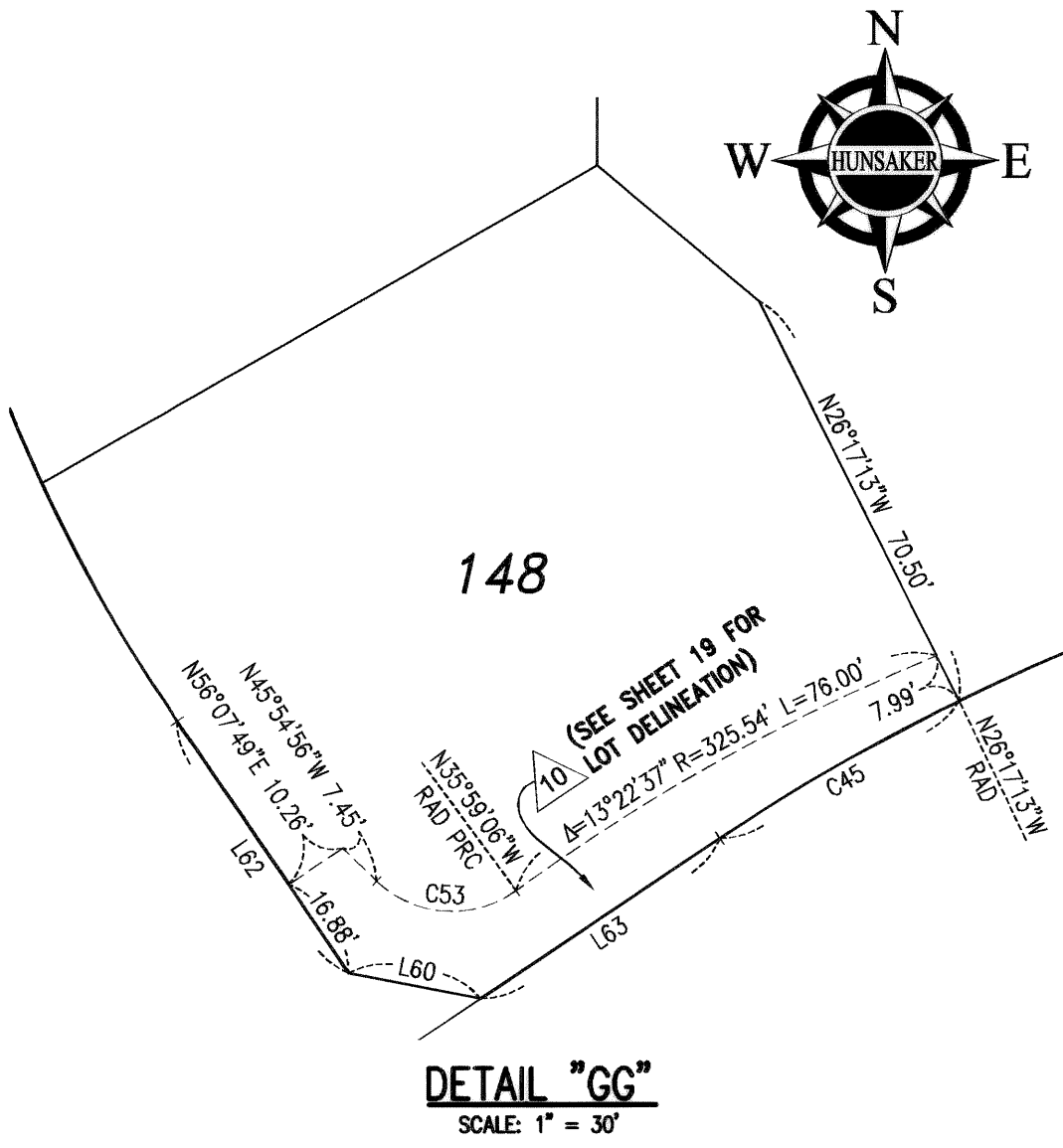
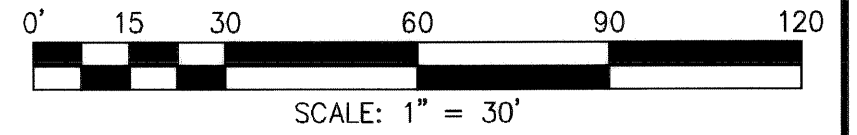
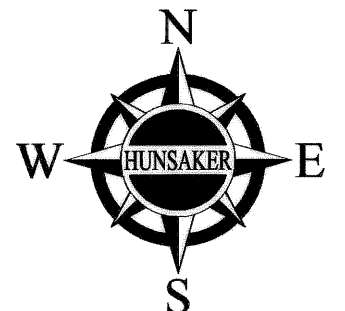
BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013

NOTES:

- SEE SHEET 3 FOR BOUNDARY SHEET.
- SEE SHEET 4 FOR BOUNDARY SHEET DETAILS.
- SEE SHEETS 5 THROUGH 9, INCLUSIVE, FOR BOUNDARY ANALYSIS SHEETS.
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- SEE SHEETS 13 THROUGH 23, INCLUSIVE, FOR LOT MAPS.
- SEE SHEETS 24, 25 & 26 FOR EASEMENT DETAILS.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C45	07°34'58"	328.00'	43.41'
C46	02°13'22"	328.00'	12.72'
C47	05°46'34"	470.00'	47.38'
C48	00°31'46"	530.00'	4.90'
C49	32°30'56"	100.00'	56.75'
C53	80°04'10"	17.07'	23.85'
C54	63°09'46"	11.20'	12.35'
C55	11°09'02"	100.00'	19.46'
C56	87°49'17"	4.62'	7.08'
C57	73°32'47"	5.00'	6.42'

LINE TABLE		
LINE	BEARING	LENGTH
L38	N01°28'17"E	28.14'
L60	N78°52'11"W	21.21'
L62	N33°52'11"W	48.05'
L63	N56°07'49"E	45.39'
L64	N08°31'31"W	26.26'
L65	N49°55'28"W	19.84'
L66	N45°53'57"E	21.21'
L67	N80°00'06"E	21.21'
L68	N09°59'54"W	21.21'
L69	N54°59'54"W	4.62'
L70	N35°00'06"E	57.78'
L73	N31°46'12"E	19.30'
L74	N60°24'31"W	9.69'
L75	N46°09'08"E	RAD 14.90'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N88°20'40"W	42.43'
L77	N43°20'40"W	9.03'
L78	N88°20'40"W	39.62'
L79	N43°26'12"W	12.13'
L80	N01°28'17"E	21.44'
L81	N88°20'40"W	39.60'
L82	N43°26'12"W	21.18'

ENVIRONMENTAL CONSTRAINT SHEET

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

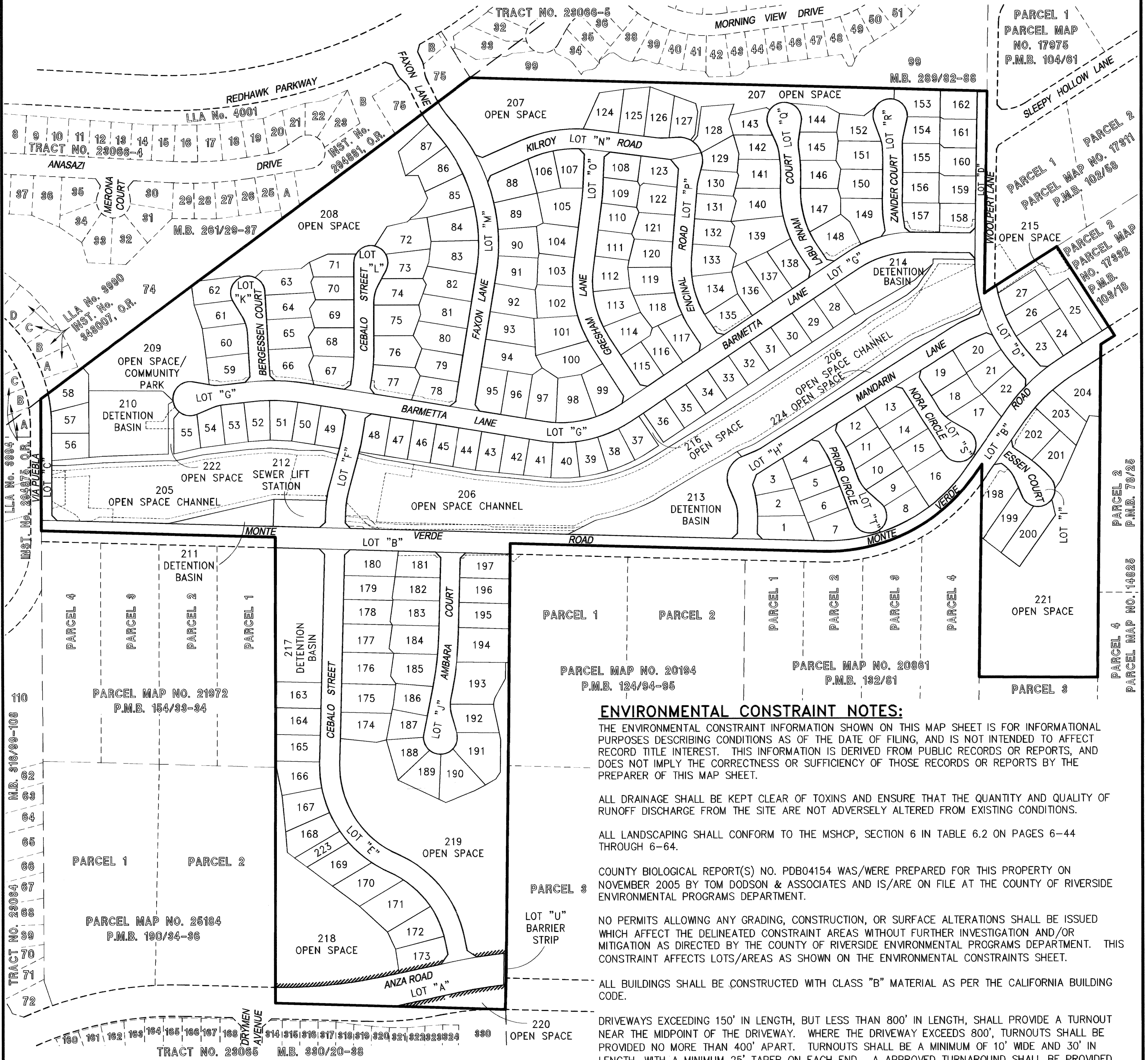
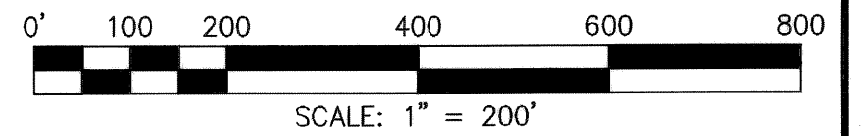
SHEET 1 OF 1 SHEET

TRACT NO. 31597

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 18681, FILED IN BOOK 113, PAGE 78, PARCEL 2 OF PARCEL MAP NO. 17822, FILED IN BOOK 102, PAGE 36, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 20856, FILED IN BOOK 132, PAGE 70, PARCEL 1 OF PARCEL MAP NO. 17332, FILED IN BOOK 103, PAGE 18 AND PARCEL 1 OF PARCEL MAP NO. 14825, FILED IN BOOK 78, PAGE 25, ALL OF PARCEL MAPS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, LYING WITHIN FRACTIONAL SECTION 22, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

JUNE 2013



ENVIRONMENTAL CONSTRAINT NOTES:
 THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.

ALL DRAINAGE SHALL BE KEPT CLEAR OF TOXINS AND ENSURE THAT THE QUANTITY AND QUALITY OF RUNOFF DISCHARGE FROM THE SITE ARE NOT ADVERSELY ALTERED FROM EXISTING CONDITIONS.

ALL LANDSCAPING SHALL CONFORM TO THE MSHCP, SECTION 6 IN TABLE 6.2 ON PAGES 6-44 THROUGH 6-64.

COUNTY BIOLOGICAL REPORT(S) NO. PDB04154 WAS/WERE PREPARED FOR THIS PROPERTY ON NOVEMBER 2005 BY TOM DODSON & ASSOCIATES AND IS/ARE ON FILE AT THE COUNTY OF RIVERSIDE ENVIRONMENTAL PROGRAMS DEPARTMENT.

NO PERMITS ALLOWING ANY GRADING, CONSTRUCTION, OR SURFACE ALTERATIONS SHALL BE ISSUED WHICH AFFECT THE DELINEATED CONSTRAINT AREAS WITHOUT FURTHER INVESTIGATION AND/OR MITIGATION AS DIRECTED BY THE COUNTY OF RIVERSIDE ENVIRONMENTAL PROGRAMS DEPARTMENT. THIS CONSTRAINT AFFECTS LOTS/AREAS AS SHOWN ON THE ENVIRONMENTAL CONSTRAINTS SHEET.

ALL BUILDINGS SHALL BE CONSTRUCTED WITH CLASS "B" MATERIAL AS PER THE CALIFORNIA BUILDING CODE.

DRIVEWAYS EXCEEDING 150' IN LENGTH, BUT LESS THAN 800' IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800', TURNOUTS SHALL BE PROVIDED NO MORE THAN 400' APART. TURNOUTS SHALL BE A MINIMUM OF 10' WIDE AND 30' IN LENGTH, WITH A MINIMUM 25' TAPER ON EACH END. A APPROVED TURNAROUND SHALL BE PROVIDED AT ALL BUILDING SITES ON DRIVEWAYS OVER 150 FEET IN LENGTH, AND SHALL BE WITHIN 50' OF THE BUILDING.

ACCESS WILL NOT HAVE AN UP, OR DOWNGRADE OF MORE THAN 15%. (ACCESS WILL NOT BE LESS THAN 20 FEET IN WIDTH PER THE 2001 UFC, ARTICLE 9, SECTION 902.2.2.1) AND WILL HAVE A VERTICAL CLEARANCE OF 15'. ACCESS WILL BE DESIGNED TO WITHSTAND THE WEIGHT OF 60 THOUSAND POUNDS OVER 2 AXLES. ACCESS WILL HAVE A TURNING RADIUS OF 38 FEET CAPABLE OF ACCOMMODATING FIRE APPARATUS.

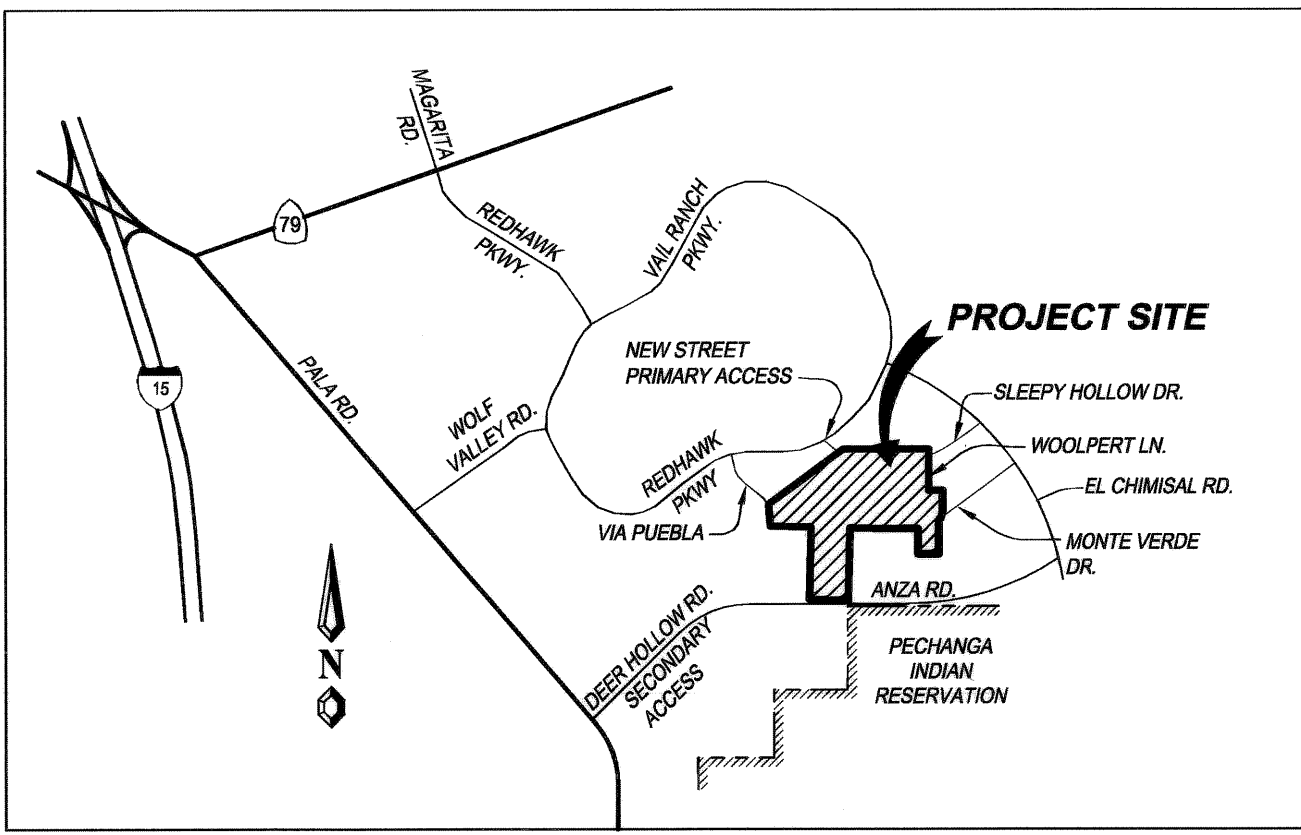
GATE ENTRANCES SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THAT GATE. ANY GATE PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 35 FEET SETBACK FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. HERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATE ENTRANCE, A 38 FEET TURNING RADIUS SHALL BE USED.

GATE(S) SHALL BE AUTOMATIC, MINIMUM 20 FEET IN WIDTH. GATE ACCESS SHALL BE EQUIPPED WITH A RAPID ENTRY SYSTEM. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. AUTOMATIC/MANUAL GATE PINS SHALL BE RATED WITH SHEAR PIN FORCE, NOT TO EXCEED 30' POUNDS. AUTOMATIC GATES SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER. GATES ACTIVATED BY THE RAPID ENTRY SYSTEM SHALL REMAIN OPEN UNTIL CLOSED BY THE RAPID ENTRY SYSTEM.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A WATER SYSTEM FOR FIRE PROTECTION MUST BE PROVIDED, EITHER: 1) A DOMESTIC WATER SYSTEM WITH APPROVED FIRE HYDRANT WITHIN 500' OF THE DRIVEWAY ENTRANCE,

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY COUNTY ORDINANCE NO. 655, WHICH ARE INTENDED TO REDUCE THE EFFECTS OF NIGHT LIGHTING ON THE MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL BE IN CONFORMANCE WITH COUNTY ORDINANCE NO 655.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



VICINITY MAP
NO SCALE