

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS 3/31/15  
 DATE

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

607A



**FROM:** TLMA – Transportation Department

**SUBMITTAL DATE:**  
 March 12, 2015

**SUBJECT:** Community Facilities District No. 07-2 (Clinton Keith Road) Improvement Credit Agreement Transportation Uniform Mitigation Fee Program between the County of Riverside and KB Home Coastal, Inc. for Tract No. 30433. 3<sup>rd</sup> District; [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the subject agreement by and between the County of Riverside and KB Home Coastal, Inc.; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.

**BACKGROUND:**

**Summary**

Tract No. 30433 (Tract) is owned by KB Home Coastal, Inc. (Developer) and is located within boundaries of Community Facilities District No. 07-2 (Clinton Keith Road CFD), which is administered by the County of Riverside (County), and for which the Tract was conditioned to participate in.

*Patricia Romo*

Patricia Romo  
 Assistant Director of Transportation

*Juan C. Perez*

Juan C. Perez  
 Director of Transportation and Land Management

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** N/A  
 Budget Adjustment: No  
 For Fiscal Year: 2014/2015

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Tina Grande*  
 Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: April 14, 2015  
 xc: Transp.

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *Kecia Harper-Ihem*  
 Deputy

Prev. Agn. Ref.:

District: 3

Agenda Number:

3-19

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Community Facilities District No. 07-2 (Clinton Keith Road) Improvement Credit Agreement**  
**Transportation Uniform Mitigation Fee Program between the County of Riverside and KB Home Coastal, Inc.**  
**for Tract No. 30433. 3<sup>rd</sup> District; [\$0]**

**DATE:** March 12, 2015

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

The Clinton Keith Road CFD is a funding mechanism that provides a means to finance, in part, the Clinton Keith Road improvements from Antelope Road to State Route 79. The Clinton Keith Road improvements are planned to be constructed by the Riverside County Transportation Department, in part, from the proceeds of special taxes levied or the proceeds of bond sales by the Clinton Keith Road CFD. Using bond process, rather than the pay-as-you-go system for the collection of Transportation Uniform Mitigation Fees (TUMF), accelerates funding to build Clinton Keith Road.

In addition, the Clinton Keith Road improvements have been identified as part of the TUMF Regional System of Highways and Arterials (RSHA), and to be among those facilities whose construction is to be financed partly by the collection of TUMF. Ordinance 824 established the TUMF Program that requires a developer to pay TUMF, which covers a developer's fair share of the estimated costs to construct transportation improvements needed to mitigate the traffic impacts generated by a developer's project and that are necessary to protect the safety, health, and welfare of persons that travel to and from a developer's project using the RSHA. On June 12, 2007 (Agenda Item 3-36), the Board of Supervisors entered into an agreement entitled "Joint Funding, Credit and Reimbursement Agreement," which established the parameters by which developers participating in the Clinton Keith Road CFD would receive credits against their applicable TUMF fees. The payment of the CFD is disclosed to property owners that purchase homes in this tract.

The County and the Developer desire to enter into the Clinton Keith Road Improvement Credit Agreement to provide a means by which the Developer's participation in the Clinton Keith Road CFD is offset against the Developer's obligation to pay applicable TUMF for the tract. Each single-family residential unit constructed within the tract is eligible, after bond issuance, to receive a TUMF credit in an amount up to 96% of the TUMF in effect at issuance of certificate of occupancy for each unit applicable to the Tract.

Project Number: B2-04722

**Impact on Residents and Businesses**

N/A

**Contract History and Price Reasonableness**

N/A

**COMMUNITY FACILITIES DISTRICT NO. 07-2  
(CLINTON KEITH ROAD)  
IMPROVEMENT CREDIT AGREEMENT  
TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this 14th day of April, 2015, by and between the County of Riverside (the "County") and KB Home Coastal, Inc., a California corporation (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

**RECITALS**

WHEREAS, the Developer owns Tract No. 30433 (the "Tract"), for which a Final Map was recorded on November 14, 2013, as Instrument No. 2013-0541115 and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the Tract is a single-family residential development;

WHEREAS, the Tract was conditioned by the County to participate in some form of funding mechanism, such as a Community Facilities District, that would provide a means of financing the construction of public facilities, which include the full-width arterial improvements of Clinton Keith Road from Antelope Road to State Route 79, including associated appurtenances and rights-of-way (the "Project");

WHEREAS, the public facilities improvements described above had been determined by the Board of Supervisors to be necessary to mitigate the transportation and circulation needs, which the development of the Tract will contribute in part;

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on June 12, 2007, adopted Resolution No. 2007-286 establishing Community Facilities District No. 07-2 Clinton Keith Road of the County of Riverside ("Clinton Keith Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Clinton Keith Road Improvements and Resolution No. CFD 2007-04 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$60,000,000 to finance the Clinton Keith Road Improvements and Resolution No. CFD 2007-05 calling for a special election held on June 18, 2007, for the qualified electors of the Clinton Keith Road CFD to consider propositions dealing with the levy of the special tax and the incurrence of bonded indebtedness;

WHEREAS, the Board of Supervisors, on June 18, 2007, canvassed the results of the special election and determined that the qualified electors voted and approved the propositions by more than two-thirds of the votes cast and caused a Notice of Special Tax Lien for the Clinton Keith Road CFD to be recorded within fifteen days of the special election certification;

WHEREAS, the County, by the adoption of Ordinance No. 824, as amended from time to time, established the Transportation Uniform Mitigation Fee Program which requires a developer to pay the fee (the "TUMF") which is set by said Ordinance and which is to be paid as a condition of receiving certification allowing for the occupancy of a residential or commercial structure; the TUMF is intended to represent a new structure's fair share of the estimated costs to construct those transportation improvements needed to mitigate the traffic impacts and burdens placed on the Regional System of Highways and Arterials ("RSHA") generated by a residential or commercial development and determined necessary to protect the safety, health and welfare of persons traveling to and from such residential or commercial development using the RSHA;

WHEREAS, the Clinton Keith Road Improvements have been identified as part of the RSHA and to be among those facilities whose construction is to be financed, in part, by the collection of the TUMF;

WHEREAS, the Clinton Keith Road Improvements are to be constructed by the Riverside County Transportation Department as the lead agency from funding that includes the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Clinton Keith Road CFD;

WHEREAS, the qualified electors of the Clinton Keith Road CFD collectively and jointly with the County entered into an agreement entitled "Joint Funding, Credit and Reimbursement Agreement" dated June 12, 2007 and approved by the County Board of Supervisors on that same date, which established the parameters by which the CFD was formed, special tax bonds will be sold, and developers would receive credits against their applicable TUMF and Road and Bridge Benefit District (RBBD) fees;

WHEREAS, the Parties now desire to enter into this Agreement to provide a means by which Developer's participation in the Clinton Keith Road CFD is offset against Developer's obligation to pay the applicable TUMF for the Tract in accordance with the TUMF Administrative Plan; and

WHEREAS, the Tract is located within the boundaries of the Clinton Keith Road CFD, as shown on the Boundary Map of the Clinton Keith Road CFD recorded as Instrument No. 2007-0334626 on May 21, 2007, or within territory that has been annexed to Clinton Keith Road CFD.

**NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, Developer and County hereby agree as follows:**

## **TERMS**

1.0 Incorporation of Recitals: The Parties hereby affirm the facts set forth in the Recitals above and agree to the incorporation of the Recitals as though fully set forth herein.

2.0 Construction of Improvements: County shall be responsible for constructing the Clinton Keith Road Improvements.

3.0 TUMF Credits

3.1 TUMF Credits (After Bond Issuance): Upon issuance of the special tax bonds by CFD No. 07-2 (the "Bonds"), the Developer shall be entitled to credit against TUMF fees in an amount equal to the Developer's Share of Net Bond Proceeds per single-family dwelling unit (SFDU) or multifamily dwelling unit (MFDU) calculated for the Developer's Tract pursuant to Section 6.1.(a) of the Joint Funding, Credit and Reimbursement Agreement. Each SFDU or MFDU constructed within the Tract shall be eligible to receive a TUMF credit in an amount up to 96% of the TUMF in effect at issuance of a certificate of occupancy for each such unit then applicable to the Tract (the "TUMF Bond Credit"), provided the Developer's Share of the Net Bond Proceeds equals or exceeds the aggregate amount of the Developer's TUMF Bond Credit per SFDU or MFDU for the Tract. If the Developer's Share of the Net Bond Proceeds is less than the amount equal to 96% of the TUMF then applicable per SFDU or MFDU, the Developer shall pay to the County the sum by which the amount equal to 96% of the TUMF then applicable to such units exceeds the TUMF Bond Credit per SFDU or MFDU in securing a certificate of occupancy for such units.

3.2 Program Administration Amount: The issuance of any TUMF credits by the County for parcels within CFD No. 07-2 will require that four percent (4%) of the TUMF in effect at the time of issuance of a certificate of occupancy (the "Program Administration amount") be paid by the Developer to the County in accordance with the TUMF Ordinance, and will be transferred by the County to the Western Riverside Council of Governments (WRCOG) consistent with the TUMF Administrative Plan. The Program Administration amount represents the estimated maximum cost for administering the TUMF Program by WRCOG.

3.3 TUMF Security Deposit (Prior to Bond Issuance): If prior to the issuance of Bonds, the Developer requests that a certificate of occupancy be issued for each SFDU or MFDU constructed in the Tract, (i) such Developer shall pay to the County the Program Administration amount applicable to the Tract, and (ii) the Developer shall deposit with the County, as a security deposit, an amount equal to 96% of the TUMF then applicable to the Tract (the "TUMF Security Amount"). After satisfying the conditions above, the County will issue a credit to the Developer for such TUMF and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County will issue such certificate of occupancy. The County shall deposit any TUMF Security Amount received into an account established with the County Treasurer (the "TUMF Security Fund"). The amounts in the TUMF Security Fund shall be kept separate and apart from other funds held by the County Treasurer and shall be invested by the County Treasurer in accordance with the County investment policies. All investment earnings on amounts on deposit in the TUMF Security Fund shall be retained therein until disbursed in accordance with this Agreement.

3.4 TUMF Security Reimbursement (After Bond Issuance): If the Bonds are timely issued in accordance with the Joint Funding, Credit and Reimbursement Agreement, the County shall reimburse from the TUMF Security Fund to the Developer that deposited with the

County a TUMF Security Amount for the Tract (i) an amount equal to such TUMF Security Amount, provided the Developer's Share of the Net Bond Proceeds equals or exceeds the Developer's TUMF Security Amount per SFDU or MFDU for the Tract, or if the Developer's Share of the Net Bond Proceeds is less than the Developer's TUMF Security Amount per SFDU or MFDU, the Developer shall be reimbursed an amount equal to the Developer's Share of the Net Bond Proceeds per such units, and (ii) a pro rata share of the investment earnings, as determined by the County, on amounts held in the TUMF Security Fund during the period in which such TUMF Security Amount was on deposit therein. After having made the transfers required to be made pursuant to the preceding sentence, the County shall transfer to WRCOG all remaining amounts then on deposit in the TUMF Security Fund.

3.5 TUMF Security Disbursement (If No Bond Issuance): If the Bonds are not timely issued in accordance with the Joint Funding, Credit and Reimbursement Agreement, the County shall (i) to the extent that Special Taxes collected with respect to the Tracts for which a TUMF Security Amount was deposited with the County remain unexpended and unencumbered, transfer from the TUMF Security Fund to the Developer that deposited such TUMF Security Amount an amount equal to such unexpended and unencumbered Special Taxes, (ii) transfer to WRCOG all such unexpended and unencumbered Special Taxes, and (iii) after having made all transfers required to be made pursuant to the preceding clause (i), transfer to WRCOG all remaining amounts then on deposit in the TUMF Security Fund, including all investment earnings therein; provided, however, that the County shall not be required to so transfer such amounts if, prior to such date, the County and WRCOG have entered into an agreement pursuant to Section VI of the TUMF Administrative Plan. Upon such transfer, the TUMF applicable to each portion of the Tracts for which, in accordance with this Agreement, the TUMF Security Amount was deposited with, and the Program Administration amount was paid to, the County shall be deemed to have been paid as and when due.

3.6 Project Advances: Certain developers within the boundaries of CFD No. 07-2 have previously made, and certain of the developers may in the future make, advances of funds to be used by the County to pay expenses in connection with right-of-way acquisition and other costs for the Clinton Keith Road Improvements ("Project Advance"). If prior to issuance of the Bonds, (i) the Developer has made a Project Advance and requests that a certificate of occupancy be issued for a SFDU or MFDU constructed within the Tract(s) owned by such Developer, (ii) such Developer requests that such Project Advance be applied as a credit against the TUMF then applicable to such Tract(s), up to the amount authorized under the TUMF Administrative Plan, (iii) such Developer shall pay to the County the Program Administration Amount applicable to such Tract(s), and (iv) the amount of such Project Advance not previously applied as a credit pursuant to this subsection is at least equal to 96% of the amount of such TUMF, the County may issue a credit to the Developer for such TUMF and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County may issue such certificate of occupancy.

3.7 RBBB Fee Credits: Upon issuance of the Bonds, if the Developer's Share of the Net Bond Proceeds exceeds the aggregate amount of the Developer's TUMF Bond Credit per SFDU or MFDU for the Tract, the Developer shall be entitled to credit against RBBB fees in an amount equal to the Developer's Share of Net Bond Proceeds minus the aggregate TUMF

Bond Credit per SFDU or MFDU calculated for the Developer's Tract(s) pursuant to a separate RBBD Fee Credit Agreement. If upon issuance of the Bonds, the Developer's Share of the Net Bond Proceeds is less than or equal to the aggregate amount of the Developer's TUMF Bond Credit per SFDU or MFDU for the Tract, RBBD fee credits shall not apply. However, if the Developer has previously made a Project Advance, RBBD fee credits may be issued against the amount of such Project Advance not previously applied as a credit, at the Developer's request.

#### 4.0 Miscellaneous

4.1 Assignment: The Developer may assign all or a portion of its rights pursuant to this Agreement to a purchaser of one or more lots within the Tract (an "Assignment"). The Developer and such purchaser and assignee (the "Assignee") shall provide to the County such reasonable proof as it may require that the Assignee is the purchaser of said lots within the Tract. Any assignment pursuant to this Section shall not be effective unless and until the Developer and Assignee have executed an assignment agreement with the County in a form reasonably acceptable to County, whereby the Developer and the Assignee agree, except as may be otherwise specifically provided therein, to the following: (i) the Assignee shall receive all or a portion of the Developer's rights pursuant to this Agreement, including the TUMF credit amount for each single-family dwelling unit developed on a lot within the Tract or for each multifamily dwelling unit developed on a parcel within the Tract purchased by the Assignee pursuant to this Agreement and (ii) the Assignee shall be bound by all applicable provisions of this Agreement.

4.2 Relationship between the Parties: All Parties hereby mutually agree that this Agreement shall not operate to create the relationship of partnership, joint venture, or agency between the County and the Developer.

4.3 Indemnification: Developer agrees to protect, indemnify, defend and hold the Community Facilities District, the County, and their respective directors, officers, Legislative Body, Board of Supervisors, elected officials, employees, representatives and agents (the "Indemnified Parties"), and each of them, harmless from and against any and all claims, including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs which the Indemnified Parties, or any combination thereof, may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, or any combination thereof, as a result of or by reason of or arising out of or in consequence of (a) the approval of this Agreement, (b) the awarding of credit pursuant to or on account of this Agreement, and/or (c) the untruth or inaccuracy of any representation or warranty made by said Developer in this Agreement. If said Developer fails to do so, the Indemnified Parties, or each of them, shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including reasonable attorney's fees or court costs, to and recover the same from said Developer. The provisions of this Section shall survive the termination discharge or other termination of this Agreement.

4.4 Warranty as to Property Ownership; Authority to Enter Agreement: The Developer hereby warrants that it owns fee title to the Tract and that it has the legal capacity to

enter into this Agreement. All Parties warrant that the individual(s) who have signed this Agreement on behalf of such Party has the legal power, right, and authority to enter into this Agreement and such individual signing this Agreement has been duly authorized to do so, on behalf of said Party.

4.5 Other Agreements: Nothing contained herein shall be construed as affecting the County's or the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Tract(s), which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

4.6 Notices: All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

To County: Riverside County Transportation Department  
Patricia Romo, Assistant Director of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501  
Phone No. (951) 955-6740  
Fax No. (951) 955-3198

To Developer: KB Home Coastal, Inc.  
Attention: Stephen J. Ruffner  
36310 Inland Valley Dr  
Wildomar, CA 92595  
Phone No. (951) 691-5300  
Fax No. (951) 677-2643

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

4.7 Cooperation; Further Acts: All Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

4.8 Wording; References; Captions: It is agreed that the Parties and their agents, including legal counsel, have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and that any ambiguity shall not be construed against any of the Parties as the Party responsible for drafting this Agreement. Any term referencing time, days, or period for performance shall be deemed calendar days and not business days. All references to the Developer include all personnel, employees, and agents of the Developer, except as otherwise specified in this Agreement. All references to the County include its elected officials, Board of Supervisors, elected officials,



officers, employees, and agents except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

4.9 Amendments: This Agreement may only be amended by an instrument in writing executed and delivered by the County and the Developer.

4.10 Waivers: No waiver of, or consent with respect to, any provision of this Agreement by a Party hereto shall in any event be effective unless the same shall be in writing and signed by such Party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

4.11 Binding Effect: Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.

4.12 Third Party Beneficiaries: There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

4.13 Invalidity; Severability: The provisions of this Agreement are specifically made severable. If any clause, provision, right and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy was not contained herein.

4.14 Consent to Jurisdiction and Venue: This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, the Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

4.15 Attorneys' Fees: If any action is instituted to interpret or enforce any of the provisions of this Agreement, the Party prevailing in such action shall be entitled to recover from the other Party thereto reasonable attorney's fees and costs of such suit (including both prejudgment and post judgment fees and costs) as determined by the court as part of the judgment.

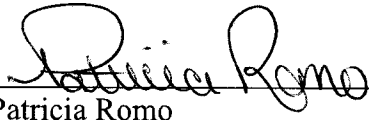
4.16 Counterparts: This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

**[Signatures of Parties on Following Pages]**

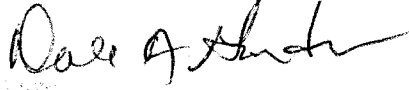
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

**COUNTY OF RIVERSIDE**

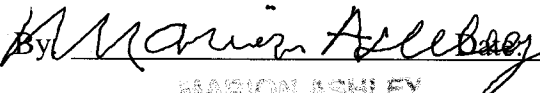
RECOMMENDED FOR APPROVAL:

By:   
Patricia Romo  
Assistant Director of Transportation

APPROVED AS TO FORM:

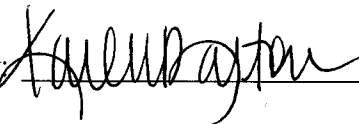
By:   
~~Debra A. Gardner~~  
County Counsel

APPROVAL BY THE COUNTY BOARD OF SUPERVISORS:

By:  APR 14 2015  
MARION ASHLEY  
Chairman, County Board of Supervisors


ATTEST:

Kecia Harper-Ihem  
Clerk of the Board

By:  Date: APR 14 2015  
Deputy

**DEVELOPER**

KB Home Coastal Inc., a California corporation

By:   
Stephen J. Ruffner  
Printed Name  
President  
Title

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

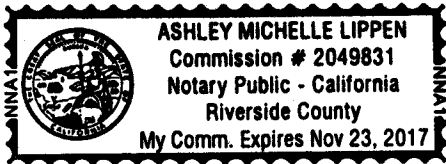
On FEBRUARY 20, 2015 before me, ASHLEY MICHELLE LIPPEN, NOTARY PUBLIC  
*Date Here Insert Name and Title of the Officer*

personally appeared STEPHEN J. RUFFNER  
*Name(s) of Signer(s)*

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 *[Signature]*  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

APRIL EY MICHELLE LIPPER  
10000 W 3080 ST  
MOUNTAIN VIEW - COLORADO  
80004-3080  
APR 19 1999  
MOUNTAIN VIEW CO CO

**EXHIBIT "A"**

**VICINITY MAP AND FINAL TRACT MAP**

[ATTACHED BEHIND THIS PAGE]

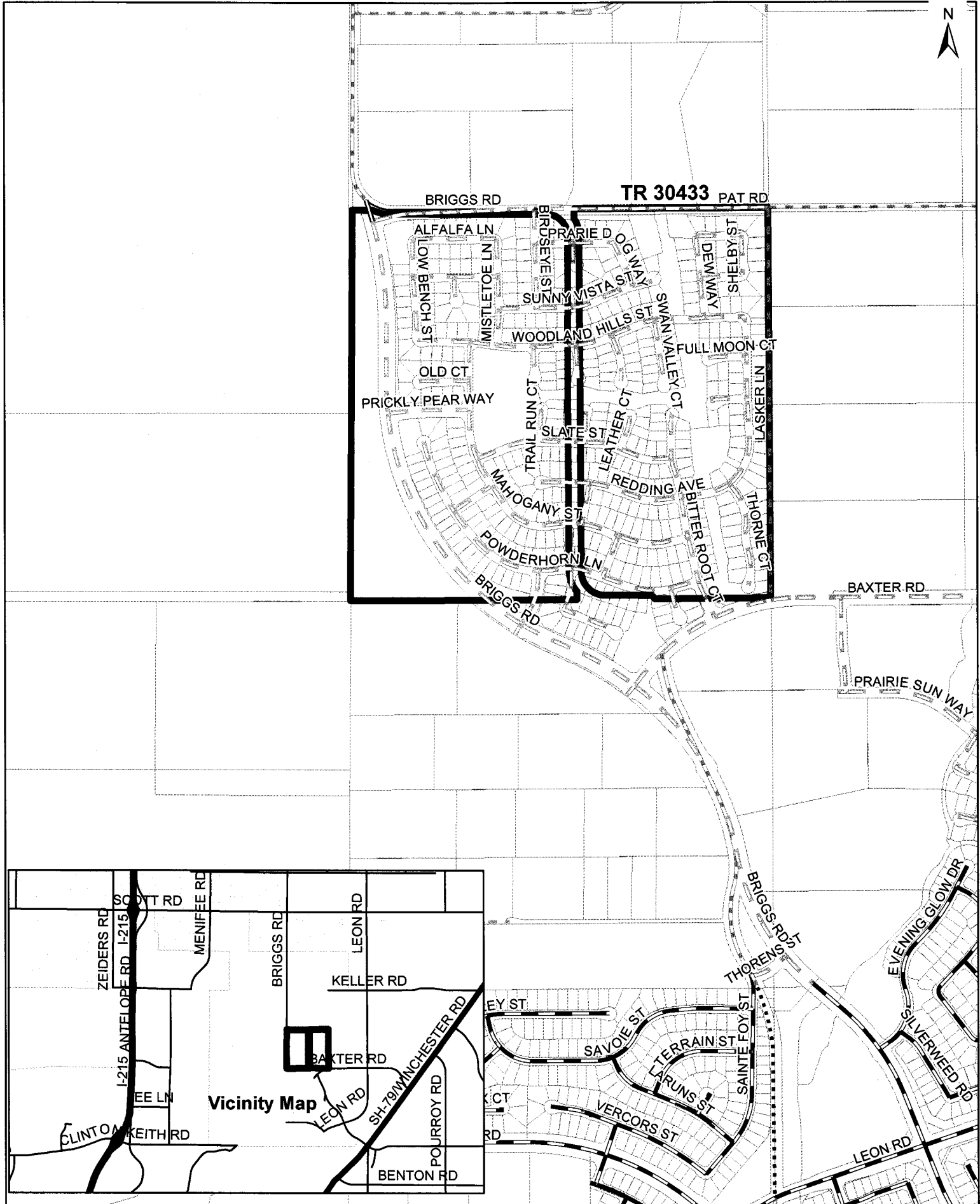
0 420 840 1,680 Feet

1 inch = 833 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by almedina on 3/2/2015

# Tract 30433 Vicinity Map

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.



434/52

# TRACT NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S8M, HUNSAKER AND ASSOCIATES, INC. JANUARY 2006

### 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 MAPPING 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 "Z", INCLUSIVE, AND LOTS "AA" THROUGH "PP", INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

AS A CONDITION OF DEDICATION OF LOT "A" BRIGGS ROAD, LOT "B" BAXTER ROAD AND LOT "C" PAT ROAD, THE OWNERS OF LOTS 284, 285, 286 THROUGH 301, INCLUSIVE, 400, 401, 505 THROUGH 508, INCLUSIVE, 510 THROUGH 517, INCLUSIVE, 521 THROUGH 528, INCLUSIVE, ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING THREE (THIRTY-FOOT) ACCESS OPENINGS, ONE EACH FOR LOTS 522, 528 AND 527, AS SHOWN HEREON, THREE (THIRTY-FOOT) ACCESS OPENINGS FOR LOT 526, AS SHOWN HEREON, AND ONE (FOURTY THREE-FOOT) ACCESS OPENING FOR LOT 528, 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 506, 508, 511, 513, 518, 519 AND 521 THROUGH 528, 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 401, 507, 510, 512, 514, 515, AND 517, 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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: DRAINAGE EASEMENTS LYING WITHIN LOTS 401, 504 THROUGH 507 INCLUSIVE, 510, 512, 514 THROUGH 517 INCLUSIVE, 520, 526, 530 AND 531 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 DRAINAGE EASEMENTS LYING OVER ALL OF LOTS 401, 504, 505, 507, 510, 512, 514 THROUGH 517, INCLUSIVE, 520, 530 AND 531 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: STORM DRAIN EASEMENTS LYING WITHIN LOT 507, AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENT LYING WITHIN LOT 529 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ACCESS EASEMENT LYING WITHIN LOT 507 AS SHOWN HEREON. THE DEDICATION IS FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND FLOOD CONTROL FACILITIES.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS PRIVATE SLOPE EASEMENT, PRIVATE MONUMENT SIGN EASEMENT AND PRIVATE SLOPE AND MONUMENT SIGN 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: TO EASTERN MUNICIPAL WATER DISTRICT ("DISTRICT"), A PUBLIC AGENCY OF THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER WATER, AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP LYING WITHIN LOTS 504 THROUGH 507 INCLUDING, 512, 514, 530 AND 531 OF THE SUBDIVISION AND RESPECTED "SEWER, WATER, AND RECYCLED WATER EASEMENT" HEREON, TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS OWNED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY-OWNED PIPELINES WITHIN THE PUBLIC WATER CONDUIT OF RECORD, OR OTHERWISE INTERFERE WITH THE USE THEREOF BY THE DISTRICT.

NO HOME OR BUSINESS IS A CALIFORNIA CORPORATION  
[Signature]  
(PRINT NAME) MICHAEL H. FREEMAN JR. (TITLE) VP LAND & PLANNING

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON July 2 2013, BEFORE ME, Richard R. Kauer, Notary Public  
PERSONALLY APPEARED Michael H. Freeman Jr.  
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/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/HEIR 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]  
SIGNATURE OF NOTARY PUBLIC  
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.  
MY COMMISSION NUMBER IS 11111  
MY COMMISSION EXPIRES 12/19/2014

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 68438 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

SOUTHERN COUNTRIES GAS COMPANY OF CALIFORNIA, OWNER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 1, 1949 IN BOOK 1088, PAGE 312, DOCUMENT RECORDED JULY 7, 1949 IN BOOK 1080, PAGE 400, DOCUMENT RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 112, AND DOCUMENT RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 115, ALL OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

CALIFORNIA GAS TRANSMISSION COMPANY, OWNER OF AN EASEMENT FOR PIPE LINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 2, 1982 AS INST. NO. 203 OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (EASEMENT AFFECTS EAST HALF (E1/2) AND THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND GOVERNMENT LOTS 1 & 2 OF SECTION 31, T.8S., R.2W., S.8M. AND IS BLANKET IN NATURE)

### ABANDONMENT NOTE

PURSUANT TO SECTIONS 68434 AND 68499.20-1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDED OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

- THOSE PORTIONS OF AN EASEMENT FOR ROADWAY PURPOSES (BRIGGS ROAD) DEDICATED TO PUBLIC USE PER DOC. RECORDED MARCH 25, 1931 AS BOOK 14, PAGE 571 AND DOC. RECORDED MARCH 25, 1931 AS BOOK 17, PAGE 25, BOTH OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THOSE PORTIONS OF AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES (BRIGGS ROAD & BAXTER ROAD) AS SHOWN ON PARCEL MAP No. 11857, PUB 85/56-81, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THOSE PORTIONS OF AN EASEMENT FOR INGRESS, EGRESS, ROAD & UTILITY PURPOSES SHOWN AS LOTS "A", "C", "E", AND "F" ON PARCEL MAP No. 9106, PUB 49/16, ALONG WITH DOCUMENTS RECORDED DECEMBER 11, 1996 AS INST. NO. 1996-487072 AND INST. NO. 1996-487074, BOTH OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THAT PORTION OF AN EASEMENT FOR ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USE (BAXTER ROAD) DEDICATED TO PUBLIC USE RECORDED AUGUST 27, 1979 AS INST. NO. 190845, OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THAT PORTION OF AN EASEMENT FOR PUBLIC ROADS AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AS DEDICATED TO PUBLIC USE BY DOCUMENT RECORDED MARCH 3, 2009 AS INST. NO. 2009-010202A, INST. NO. 2009-010202B, INST. NO. 2009-010202C AND RECORDED MARCH 11, 2009 AS INST. NO. 2009-0115726, ALL OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.
- THAT PORTION OF AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES AS DEDICATED TO PUBLIC USE RECORDED JANUARY 25, 2011 AS INST. NO. 2011-0037447, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, WITHIN THE BOUNDARY OF THIS TRACT MAP.

### RECORDER'S STATEMENT

FILED THIS 4th DAY OF November 2013,  
AT 4:52 PM IN BOOK 438 OF MAPS,  
AT PAGES 23-60 AT THE REQUEST OF  
THE CLERK OF THE BOARD.  
NO. 2013-057116  
FEE \$ 24.00  
LARRY W. WARD, SESSION-COUNTY CLERK - RECORDER  
BY: [Signature] DEPUTY  
SUBDIVISION GUARANTEE: FIRST MEXICAN TITLE COMPANY

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF K9 HOME CONSTRUCTION, INC. IN JANUARY, 2006. 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 INSTRUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE OF THE TYPE AND NUMBER SUFFICIENT TO ENABLE THE SURVEY TO BE REINFORCED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6/21 2013  
[Signature]  
PAUL R. HADLESTON, 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 30433 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 15, 2006, THE EXPIRATION DATE BEING NOVEMBER 15, 2006, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 10/17 2013  
[Signature]  
KENNETH D. TENCH, COUNTY SURVEYOR  
L.S. 5705 EXPIRES: 08/30/2018



### BOARD OF SUPERVISORS' 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 OFFER OF DEDICATION OF THE DRAINAGE EASEMENT LYING WITHIN LOT 401 ABUTTING PAT ROAD, ALONG WITH THE DRAINAGE EASEMENTS LYING WITHIN LOTS 504 THROUGH 508 INCLUSIVE, AND THE DRAINAGE EASEMENTS LYING WITHIN LOTS 520, 526, 530 AND 531 AS SHOWN HEREON, ARE HEREBY ACCEPTED AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION OF THE ACCESS EASEMENT FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES WITHIN LOT 529, AS SHOWN HEREON, IS HEREBY ACCEPTED AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

THE OFFER OF DEDICATION OF THE ACCESS EASEMENT FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND FLOOD CONTROL FACILITIES WITHIN LOT 507, AS SHOWN HEREON, IS HEREBY ACCEPTED AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

ALL OTHER DEDICATIONS ARE HEREBY NOT ACCEPTED.

DATE: NOV 5 2013  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BY: [Signature] CHAIRMAN OF THE BOARD OF SUPERVISORS  
ATTEST:  
KEZIA HARPER-HEM CLERK OF THE BOARD OF SUPERVISORS  
BY: [Signature] 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, EMBEZZLEMENT OR OTHERWISE, AS THESE ARE LIENS WHICH ARE NOT YET PAYABLE, WHICH ARE OTHERWISE TO BE Satisfied.

DATE: October 3 2013  
DON KENT, COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

### TAX BOARD 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: \_\_\_\_\_  
DON KENT, COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY

### NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/WARM SPRINGS AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 480 AND SECTION 68463, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 480, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

### EASTERN MUNICIPAL WATER DISTRICT'S ACCEPTANCE STATEMENT

I HEREBY STATE THAT THE EASEMENTS DEDICATED ON THIS MAP TO THE EASTERN MUNICIPAL WATER DISTRICT ARE HEREBY ACCEPTED AND THE DISTRICT CONSENTS TO THE RECORDED THEREOF BY ITS DULY AUTHORIZED OFFICER.

[Signature] DATE: 06/20/13  
ROSEMARIE V. FERRARI, SECRETARY OF THE EASTERN MUNICIPAL WATER DISTRICT AND THE BOARD OF DIRECTORS THEREOF  
SEC. 30 & 31, T.8S., R.2W., S.8M. LP 060028 & 060030 SCHEDULE "A"



# TRACT NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S31M.  
HUNSAKER AND ASSOCIATES, INC.

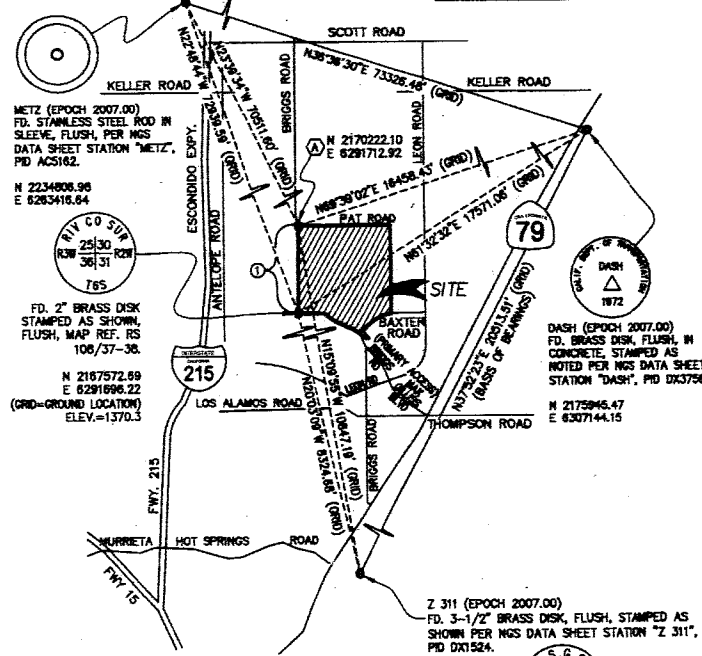
433  
1/17  
COPY



CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30, T8S, R2W, S31M  
= -002'21.4"

Ⓐ FD. 1" IRON PIPE & LS 3808 TAG, FLUSH, ACCEPTED AS 1/4 CORNER SEC. 30, T8S, R2W & SEC. 25, T8S, R2W, S31M, PER PNB 49/8, RS 76/86, RS 107/67-69 & PNB 211/45-46.

DATA TABLE	
BEARING/Delta	LENGTH
① N002'11.40"E	2649.40'



VICINITY MAP AND GPS CONTROL  
N.T.S.

**NOTE**  
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENTS NOTES AND BOUNDARY CONTROL MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.

**BASIS OF BEARINGS AND DATUM STATEMENT:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "Z 311", "METZ" AND "DASH", NAD 83(NRSR2007) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999905470. CALCULATIONS ARE MADE AT THE SW 1/4 OF SECTION 30, T8S, R2W, S31M, WITH COORDINATES OF: N:2167572.89, E:6291696.22, USING AN ELEVATION OF 1370.3 DETERMINED BY GPS SURVEYING METHODS USING RIVERSIDE COUNTY BENCHMARK T-49-81.

**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 61, PAGE 81, THIS AFFECTS ALL LOTS.  
OC&R'S ARE PER INSTRUMENT NO. 2013-0541116 RECORDED NOVEMBER 14, 2013

- EASEMENT NOTES:**
- ⚠ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 1, 1948 IN BOOK 1069, PAGE 312, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 7, 1948 IN BOOK 1069, PAGE 400, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 112, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ AN EASEMENT IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JULY 25, 1958 IN BOOK 2307, PAGE 115, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ AN EASEMENT IN FAVOR OF CALIFORNIA GAS TRANSMISSION COMPANY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE SIZE OF AND REPLACE PIPE LINES, WITH METERING, REGULATING AND OTHER APPURTENANCES FOR THE TRANSPORTATION OF GAS FOR HEAT, LIGHT, POWER AND OTHER PURPOSES PER DOCUMENT RECORDED JANUARY 2, 1962 AS INST. NO. 253, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (EASEMENT IS BLANKET IN NATURE TO THE EAST HALF AND THE EAST HALF OF THE NORTHWEST QUARTER AND LOTS 1 AND 2 OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST, S.B.M.).
  - ⚠ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE, INSPECT AND/OR REMOVE, STUD POLES, GUY WIRES AND ANCHORS PER DOCUMENT RECORDED NOVEMBER 8, 1967 AS INST. NO. 98302, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 12, 2007 AS INST. NO. 2007-092800, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (BLANKET IN NATURE).
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102024, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (ABANDONED HEREON)
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102023, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (ABANDONED HEREON)
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102028, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (ABANDONED HEREON)
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102027, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102028, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES, RECORDED MARCH 3, 2008 AS INST. NO. 2008-0102028, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED MARCH 11, 2008 AS INST. NO. 2008-0115730, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP ABANDONED HEREON)
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES, RECORDED APRIL 10, 2008 AS INST. NO. 2008-0178249, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROADS AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES, RECORDED JANUARY 25, 2011 AS INST. NO. 2011-0037447, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP ABANDONED HEREON)
  - ⚠ AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES, RECORDED JANUARY 25, 2011 AS INST. NO. 2011-0037448, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  - ⚠ SEWER, WATER AND RECYCLED WATER EASEMENT DEDICATED HEREON TO EASTERN MUNICIPAL WATER DISTRICT.
  - ⚠ 8' WIDE PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITY PURPOSES, DEDICATED HEREON.
  - ⚠ DRAINAGE EASEMENT, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
  - ⚠ STORM DRAIN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
  - ⚠ BLANKET DRAINAGE EASEMENT, DEDICATED HEREON.
  - 23 ⚠ AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 1, 2008 AS INST. NO. 2008-0469081, OF OFFICIAL RECORDS, RIVERSIDE COUNTY. (BLANKET IN NATURE).
  - ⚠ ACCESS EASEMENT, FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
  - ⚠ ACCESS EASEMENT, FOR INGRESS, EGRESS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND FLOOD CONTROL FACILITIES, DEDICATED HEREON.
  - ⚠ PRIVATE SLOPE EASEMENT, RETAINED HEREON.
  - ⚠ PRIVATE SLOPE AND MONUMENT SIGN EASEMENT, RETAINED HEREON.
  - ⚠ PRIVATE MONUMENT SIGN EASEMENT, RETAINED HEREON.
  - ⚠ STORM DRAIN EASEMENT, DEDICATED TO THE PUBLIC, ON BEHALF OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES FOR THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF STORM DRAIN FACILITIES, AND ALL APPURTENANCE WORKS, INCLUDING INGRESS AND EGRESS THEREON, OVER, UNDER AND ACROSS THAT CERTAIN REAL PROPERTY AS RECORDED MAY 23, 2012 AS INST. NO. 2012-0236700, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

394

# TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S2M.  
HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

### SURVEYOR'S NOTES:

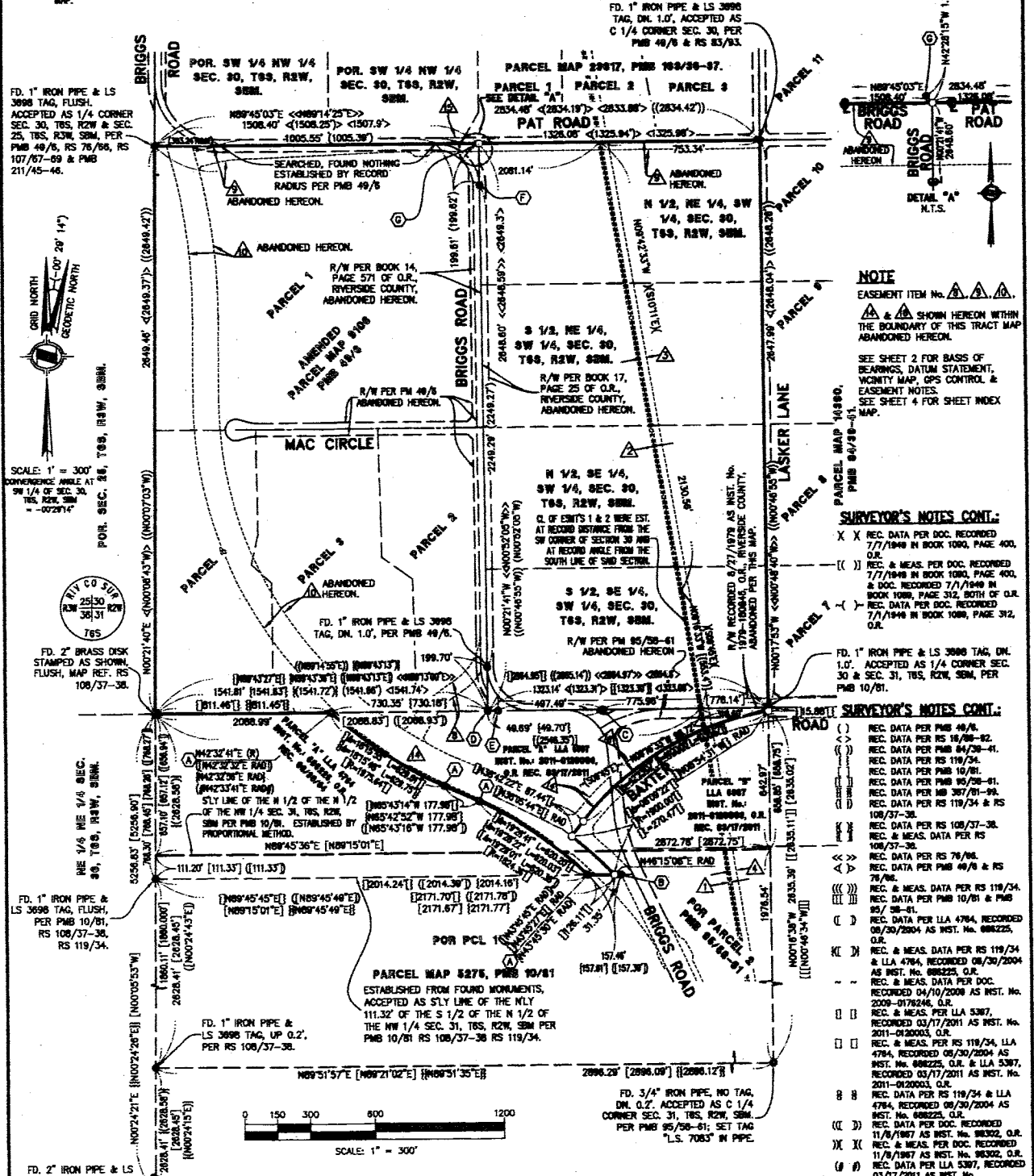
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P. AND TAG, "L.S. 7083", FLUSH.
- SET 1" I.P. AND TAG "L.S. 7083", FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S AND E.C.'S, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG "L.S. 7083", IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C., E.C., P.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.
- THIS TRACT CONTAINS 187.52 ACRES, GROSS.
- DRAINAGE EASEMENTS - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

### MONUMENT NOTES:

- (A) FD. 1" IRON PIPE & LS 5388 PLUG, FLUSH, PER RS 119/34.
- (B) FD. 1" IRON PIPE & LS 3888 TAG, FLUSH, PER PMS 10/81, RS 108/37-38, RS 119/34.
- (C) FD. 3/4" IRON PIPE & NAIL, NO TAG, DN. L.S., ACCEPTED AS P.I. OF BRIGGS RD. PER RS 108/37-38, RS 119/34.
- (D) FD. 1" IRON PIPE, NO TAG, DN. L.S., ACCEPTED AS SE COR. COV'T LOT 4, PER PMS 49/8.
- (E) FD. 1" IRON PIPE & LS 4547 TAG, FLUSH, PER RS 108/37-38.
- (F) FD. 1" IRON PIPE & LS 3888 TAG, DN. L.S., ACCEPTED AS C 1/4 CORNER SEC. 30, PER PMS 49/8 & RS 83/83.
- (G) FD. 3/4" IRON PIPE & LS 5308 TAG, DN. L.S., NOT ACCEPTED, LYING N42°28'15" W 1.12' FROM TRUE POINT, PER PMS 49/8. SET 1" I.P. AND TAG, "L.S. 7083", FLUSH AT TRUE POSITION.

INDICATES RESTRICTED ACCESS.

ALL MONUMENTS SET PER REV. CO. ORD. 401.10 AND THE MONUMENT AGREEMENT FOR THIS MAP.



**NOTE**

EASEMENT ITEM NO. [Symbol]

[Symbol] & [Symbol] SHOWN HEREON WITHIN THE BOUNDARY OF THIS TRACT MAP ABANDONED HEREON.

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, QCS CONTROL, & EASEMENT NOTES. SEE SHEET 4 FOR SHEET INDEX.

**SURVEYOR'S NOTES CONT.:**

X X REC. DATA PER DOC. RECORDED 7/7/1949 IN BOOK 1098, PAGE 400, O.R.

( ) REC. & MEAS. PER DOC. RECORDED 7/7/1949 IN BOOK 1098, PAGE 400, & DOC. RECORDED 7/7/1949 IN BOOK 1098, PAGE 312, BOTH OF O.R.

( ) REC. DATA PER DOC. RECORDED 7/7/1949 IN BOOK 1098, PAGE 312, O.R.

FD. 1" IRON PIPE & LS 3888 TAG, DN. L.S., ACCEPTED AS 1/4 CORNER SEC. 30 & SEC. 31, T8S, R2W, S2M, PER PMS 10/81.

**SURVEYOR'S NOTES CONT.:**

( ) REC. DATA PER PMS 49/8.

( ) REC. DATA PER RS 18/88-92.

( ) REC. DATA PER PMS 84/38-41.

( ) REC. DATA PER RS 119/34.

( ) REC. DATA PER PMS 10/81.

( ) REC. DATA PER PMS 85/38-41.

( ) REC. DATA PER PMS 387/81-88.

( ) REC. DATA PER RS 119/34 & RS 108/37-38.

( ) REC. DATA PER RS 108/37-38.

( ) REC. & MEAS. DATA PER RS 108/37-38.

( ) REC. DATA PER RS 78/86.

( ) REC. DATA PER PMS 49/8 & RS 78/86.

( ) REC. & MEAS. DATA PER RS 119/34.

( ) REC. DATA PER PMS 10/81 & PMS 85/38-41.

( ) REC. & MEAS. DATA PER LL 4784, RECORDED 08/30/2004 AS INST. No. 088225, O.R.

( ) REC. & MEAS. DATA PER RS 119/34 & LL 4784, RECORDED 08/30/2004 AS INST. No. 088225, O.R. & LL 5387, RECORDED 03/17/2011 AS INST. No. 2011-0120003, O.R.

( ) REC. & MEAS. PER RS 119/34, LL 4784, RECORDED 06/30/2004 AS INST. No. 088225, O.R. & LL 5387, RECORDED 03/17/2011 AS INST. No. 2011-0120003, O.R.

( ) REC. & MEAS. DATA PER RS 119/34 & LL 4784, RECORDED 06/30/2004 AS INST. No. 088225, O.R. & LL 5387, RECORDED 03/17/2011 AS INST. No. 2011-0120003, O.R.

( ) REC. DATA PER DOC. RECORDED 11/8/1987 AS INST. No. 88302, O.R.

( ) REC. & MEAS. PER DOC. RECORDED 11/8/1987 AS INST. No. 88302, O.R.

( ) REC. DATA PER LL 5387, RECORDED 03/17/2011 AS INST. No. 2011-0120003, O.R.

RAM INDICATES RECORD AND MEASURED.

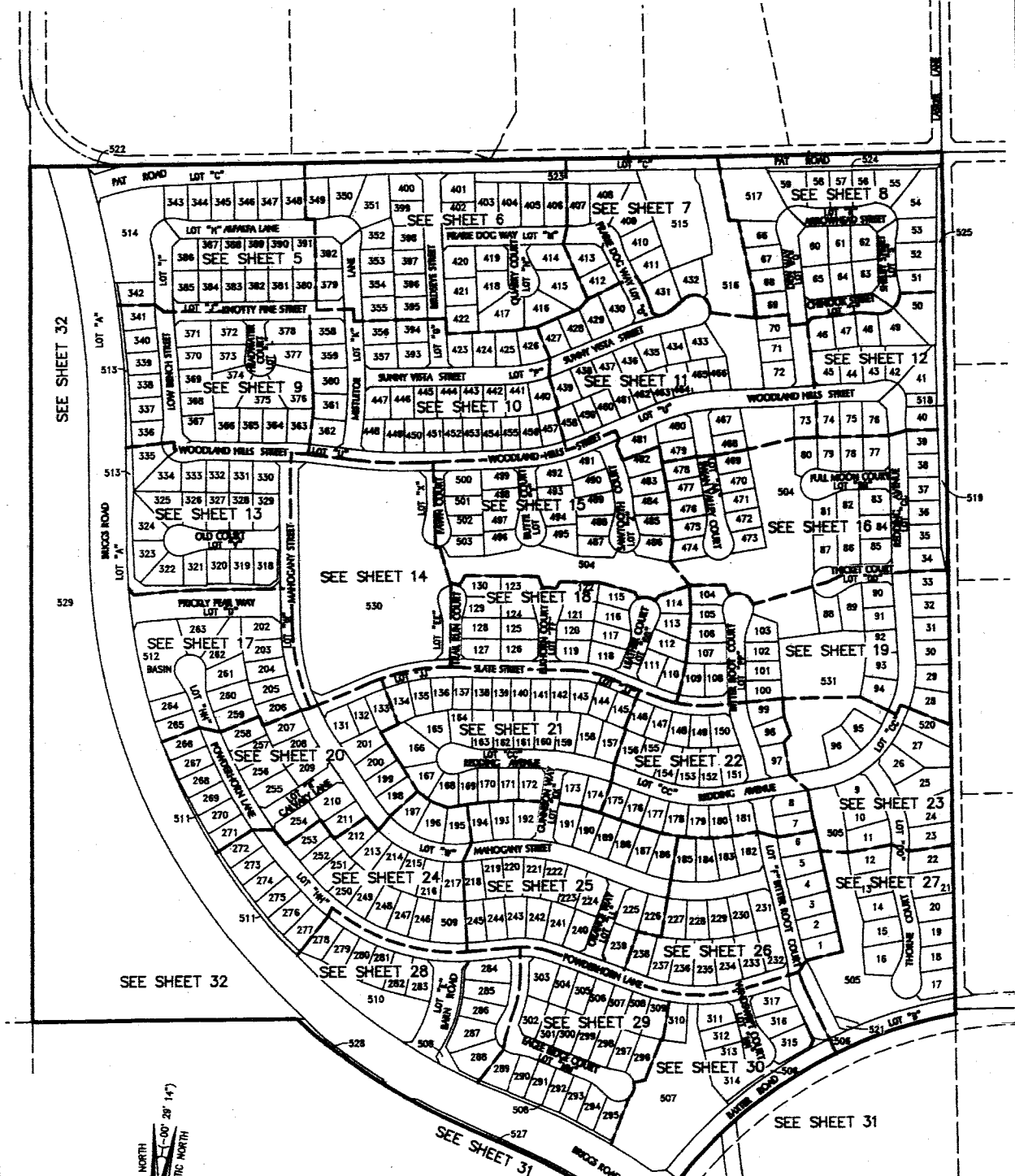
## BOUNDARY CONTROL MAP

8/26/12  
4/5/12

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S8M.  
 HUNSAKER AND ASSOCIATES, INC. JANUARY 2006

COPY



**LOT DESIGNATION TABLE**

LOT TYPE	LOT NUMBERS
RESIDENTIAL	1-400 & 402-503
OPEN SPACE	506, 508, 511, 513, 518, 519 & 521-529
DETENTION BASIN	401, 507, 510, 512, 514, 515 & 517
COMMUNITY PARK	504, 505, 509, 516 & 520

**SHEET INDEX MAP**

CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30, T6S, R2W, S8M = -00°29'14"

**NOTE:**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENTS NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.

121  
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copy

SHEET 5 OF 38 SHEETS

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

# TRACT MAP NO. 30433

BING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S5M, HUNSMER AND ASSOCIATES, INC.

COUNTY OF RIVERSIDE ROAD EASEMENT RECORDED 3/25/1931 AS BOOK 17, PAGE 25, O.R., RIVERSIDE COUNTY.

FD. 1" IRON PIPE & LS 3608 TAG, FLUSH, ACCEPTED AS 1/4 CORNER SEC. 30, T6S, R2W & SEC. 25, T6S, R2W, S5M, PER PMS 4976, RS 70/96, RS 107/87-89 & PMS 117/40-46.

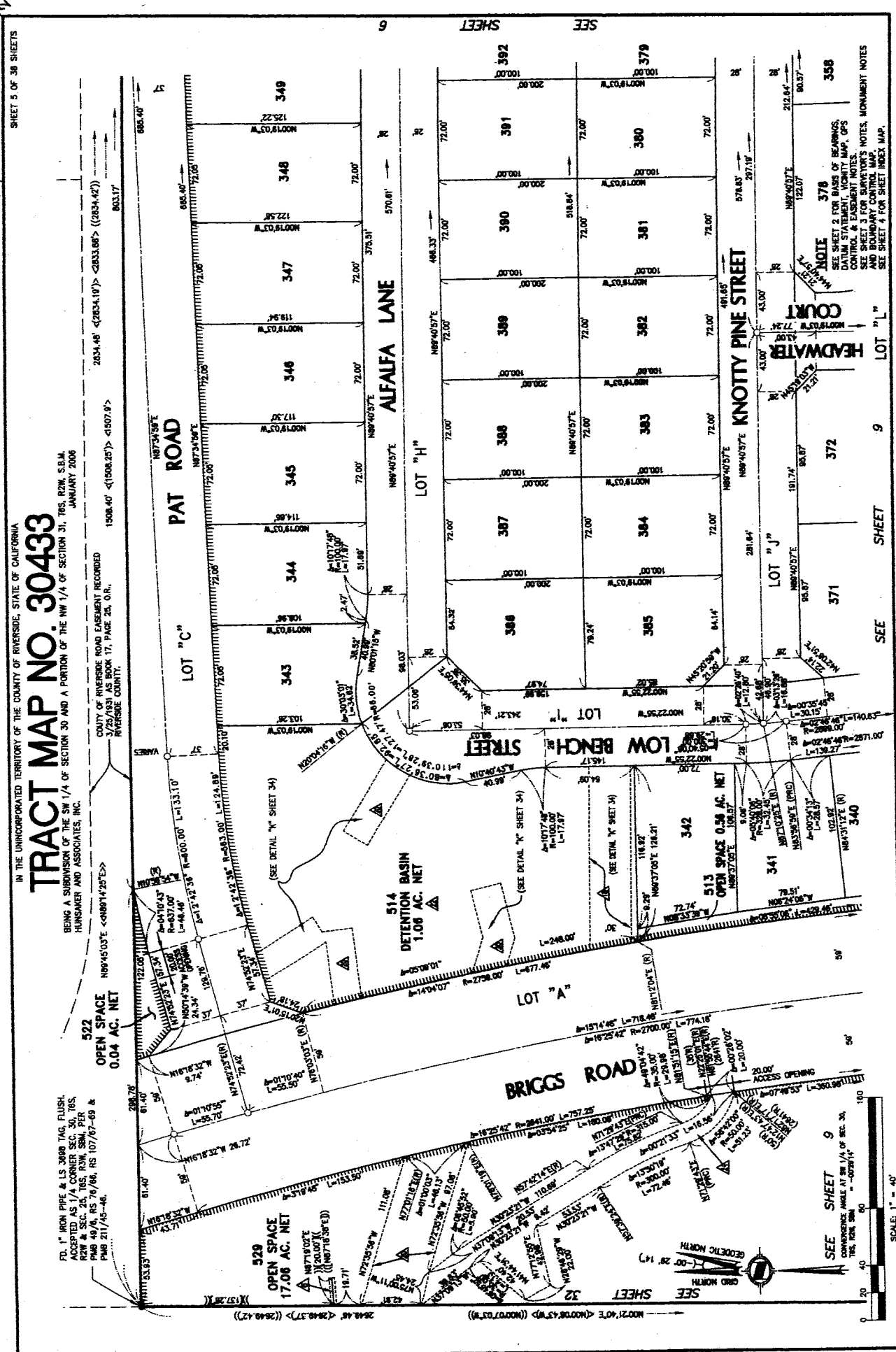
522 OPEN SPACE 0.04 AC. NET

529 OPEN SPACE 17.08 AC. NET

514 DETENTION BASIN 1.06 AC. NET

513 OPEN SPACE 0.56 AC. NET

SEE SHEET 9 FOR OVERLAP WITH NE 1/4 OF SEC. 30, T6S, R2W, S5M, PER PMS 4976, RS 70/96, RS 107/87-89 & PMS 117/40-46.



NOTE  
 SEE SHEET 2 FOR BASIS OF BEARINGS,  
 DATUM STATEMENT, MONUMENT MAP, GPS  
 DATA, MARKS & EASMENTS  
 SEE SHEET 3 FOR SURVEY'S NOTES, MONUMENT NOTES  
 AND BOUNDARY CONTROL MAP  
 AND SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 6

SEE SHEET 9

SEE SHEET 8

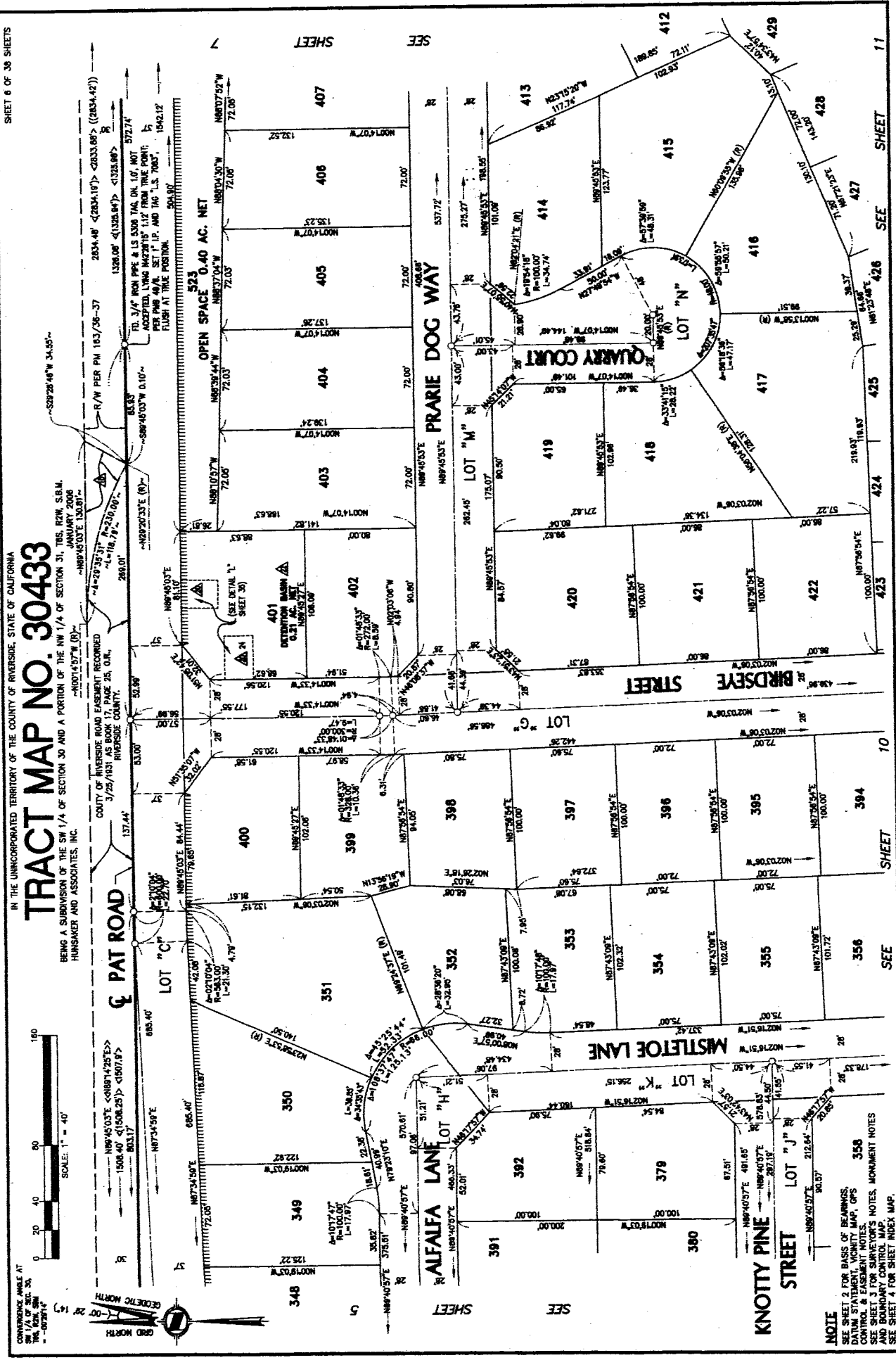
SEE SHEET 10

SEE SHEET 11

SCALE: 1" = 40'

493 1/3 4

COPY



# TRACT MAP NO. 30433

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

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30, T15S, R10W, S.B.M. JANUARY 2008, HUNSMACKER AND ASSOCIATES, INC.

CONVEYANCE MADE AT THE ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, JANUARY 2008, HUNSMACKER AND ASSOCIATES, INC.

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL, & EASEMENT NOTES.

SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.

SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

SEE SHEET 17

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SEE SHEET 19

SEE SHEET 20

SEE SHEET 21

SEE SHEET 22

SEE SHEET 23

SEE SHEET 24

SEE SHEET 25

SEE SHEET 26

SEE SHEET 27

SEE SHEET 28

SEE SHEET 29

SEE SHEET 30

SEE SHEET 31

SEE SHEET 32

SEE SHEET 33

SEE SHEET 34

SEE SHEET 35

SEE SHEET 36

438  
67

COPY

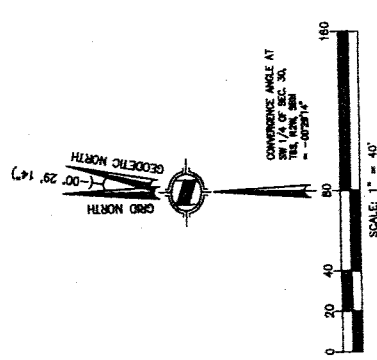
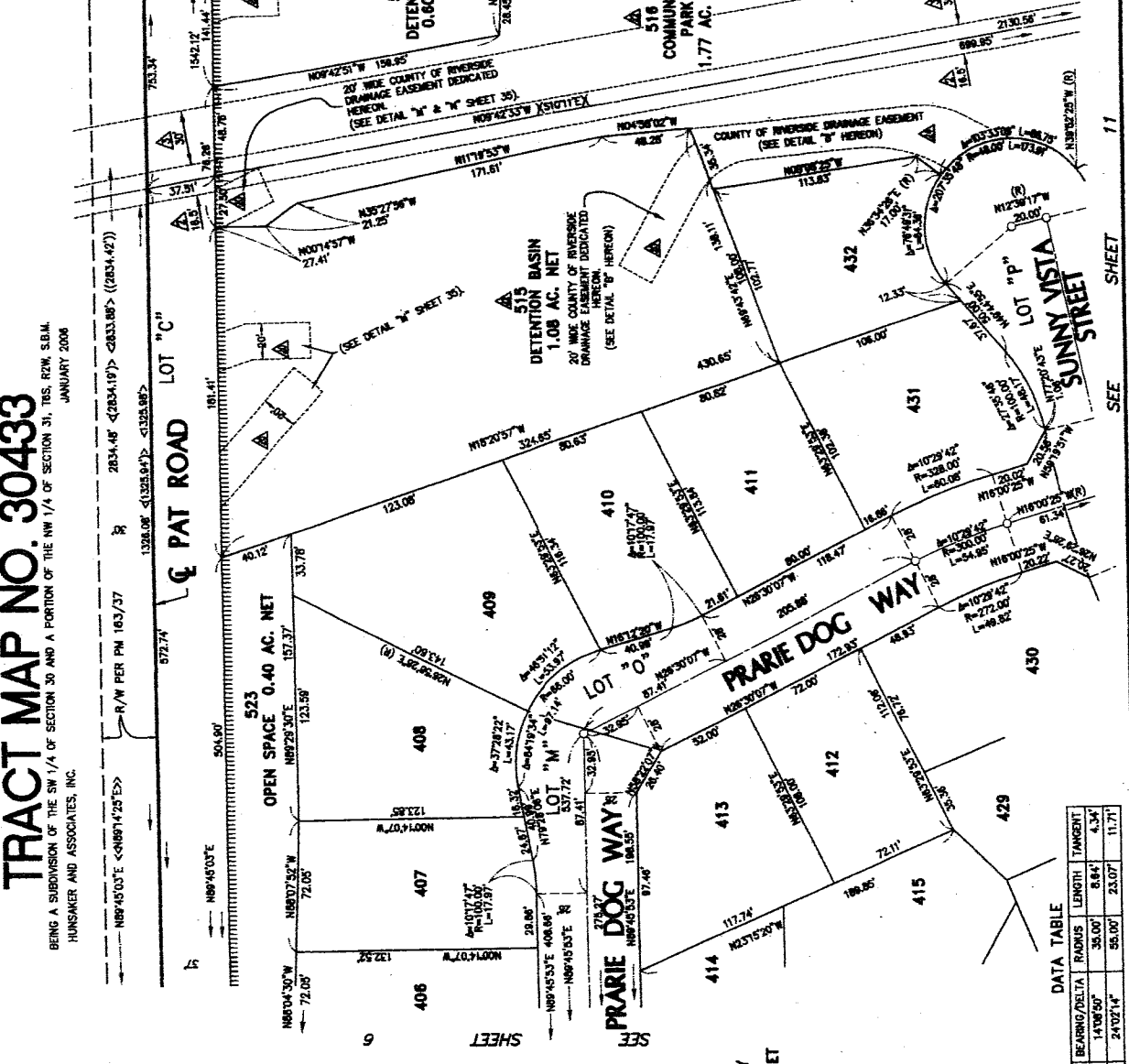
SHEET 7 OF 38 SHEETS

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

# TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.  
JANUARY 2008  
HUNSMER AND ASSOCIATES, INC.

**NOTE**  
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES, NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.



**DATA TABLE**

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 143°08'50"	35.00'	6.84'	4.34'
② 249°21'4"	95.00'	23.07'	11.71'

**DETAIL "B"**  
NOT TO SCALE

SEE SHEET 11

SEE SHEET 8

SEE SHEET 6

438/30

SHEET 8 OF 36 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31,  
 HUNSMAN AND ASSOCIATES, INC.

FD. 1" IRON PIPE & LS 3000 T&G  
 WITH 10' CLEARANCE  
 CORNER SEC. 30A PER PM 84/30  
 & RS 83/83

2834.48' <2834.19'> <2833.86'> (2834.42')

1320.08' <1320.84'> <1320.98'>

Q PAT ROAD LOT "C"

OPEN SPACE 0.18 AC. NET

524

525 OPEN SPACE 0.42 AC. NET

LOT "R" SHELBY STREET

ARROWHEAD STREET

DEW WAY LOT "Q"

CHINOOK STREET

LOT "S" SHELBY STREET

LOT "T" SHELBY STREET

LOT "U" SHELBY STREET

LOT "V" SHELBY STREET

LOT "W" SHELBY STREET

LOT "X" SHELBY STREET

LOT "Y" SHELBY STREET

LOT "Z" SHELBY STREET

LOT "AA" SHELBY STREET

LOT "AB" SHELBY STREET

LOT "AC" SHELBY STREET

LOT "AD" SHELBY STREET

LOT "AE" SHELBY STREET

LOT "AF" SHELBY STREET

LOT "AG" SHELBY STREET

LOT "AH" SHELBY STREET

LOT "AI" SHELBY STREET

LOT "AJ" SHELBY STREET

LOT "AK" SHELBY STREET

LOT "AL" SHELBY STREET

LOT "AM" SHELBY STREET

LOT "AN" SHELBY STREET

LOT "AO" SHELBY STREET

LOT "AP" SHELBY STREET

LOT "AQ" SHELBY STREET

LOT "AR" SHELBY STREET

LOT "AS" SHELBY STREET

LOT "AT" SHELBY STREET

LOT "AU" SHELBY STREET

LOT "AV" SHELBY STREET

DETECTION BASIN 0.60 AC. NET

COMMUNITY PARK NET 1.77 AC. NET

LASKER LANE

PARCEL 30

PM 84/38-41

SEE SHEET 7

SEE SHEET 12

SEE SHEET 12

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SEE SHEET 12

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
45°43'10"	66.00'	52.07'	27.82'



NOTE  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT,  
 VICINITY MAP, UPS CONTROL & EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND  
 BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.

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COPY

SHEET 9 OF 36 SHEETS

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

# TRACT MAP NO. 30433

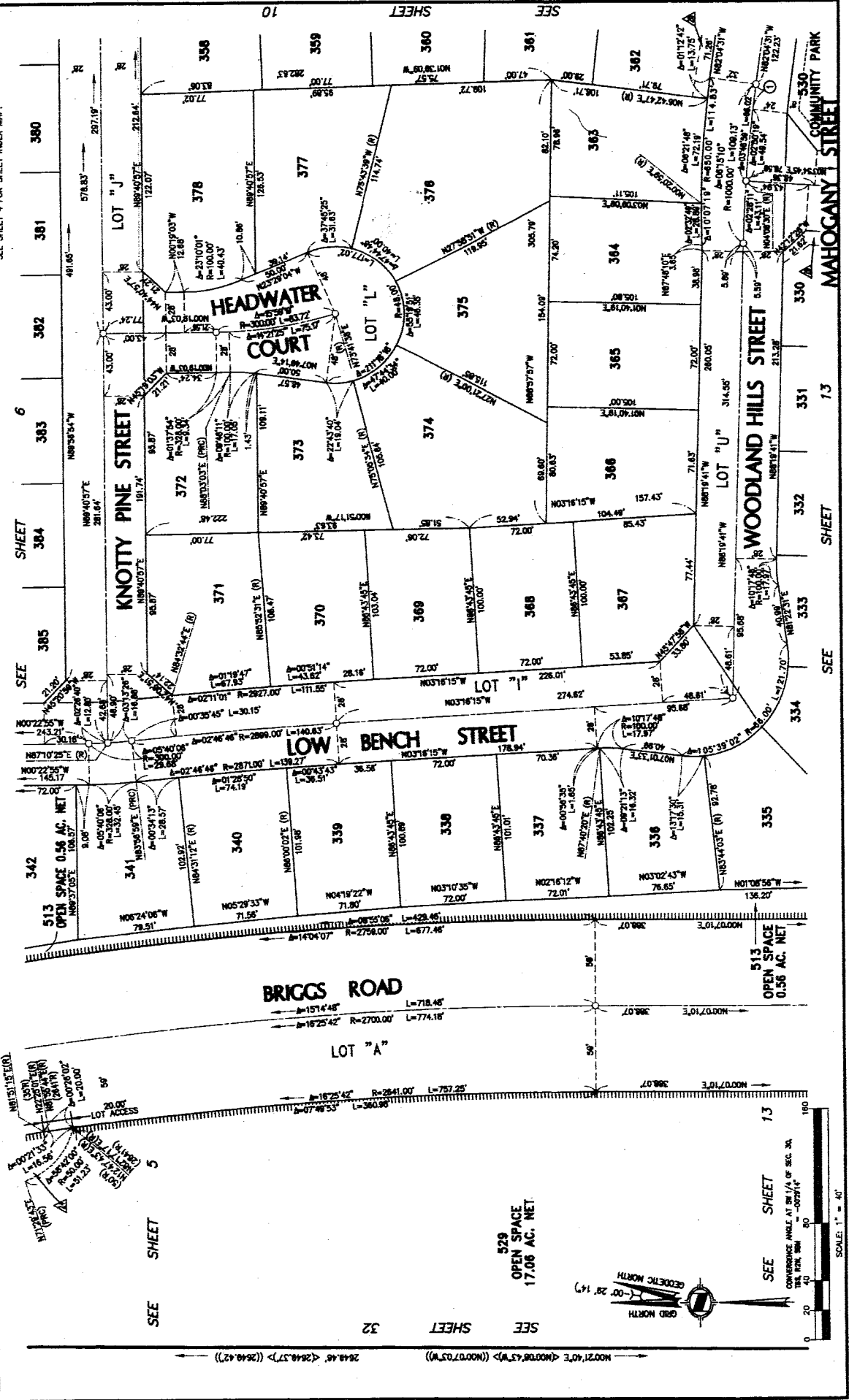
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T10S. R20W. S31M.  
JANUARY 2008  
HUNSMER AND ASSOCIATES, INC.

## NOTE

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL POINT NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP. SEE SHEET 4 FOR SHEET INDEX MAP.

## DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 0°36'40"	1000.00'	16.44'	8.24'



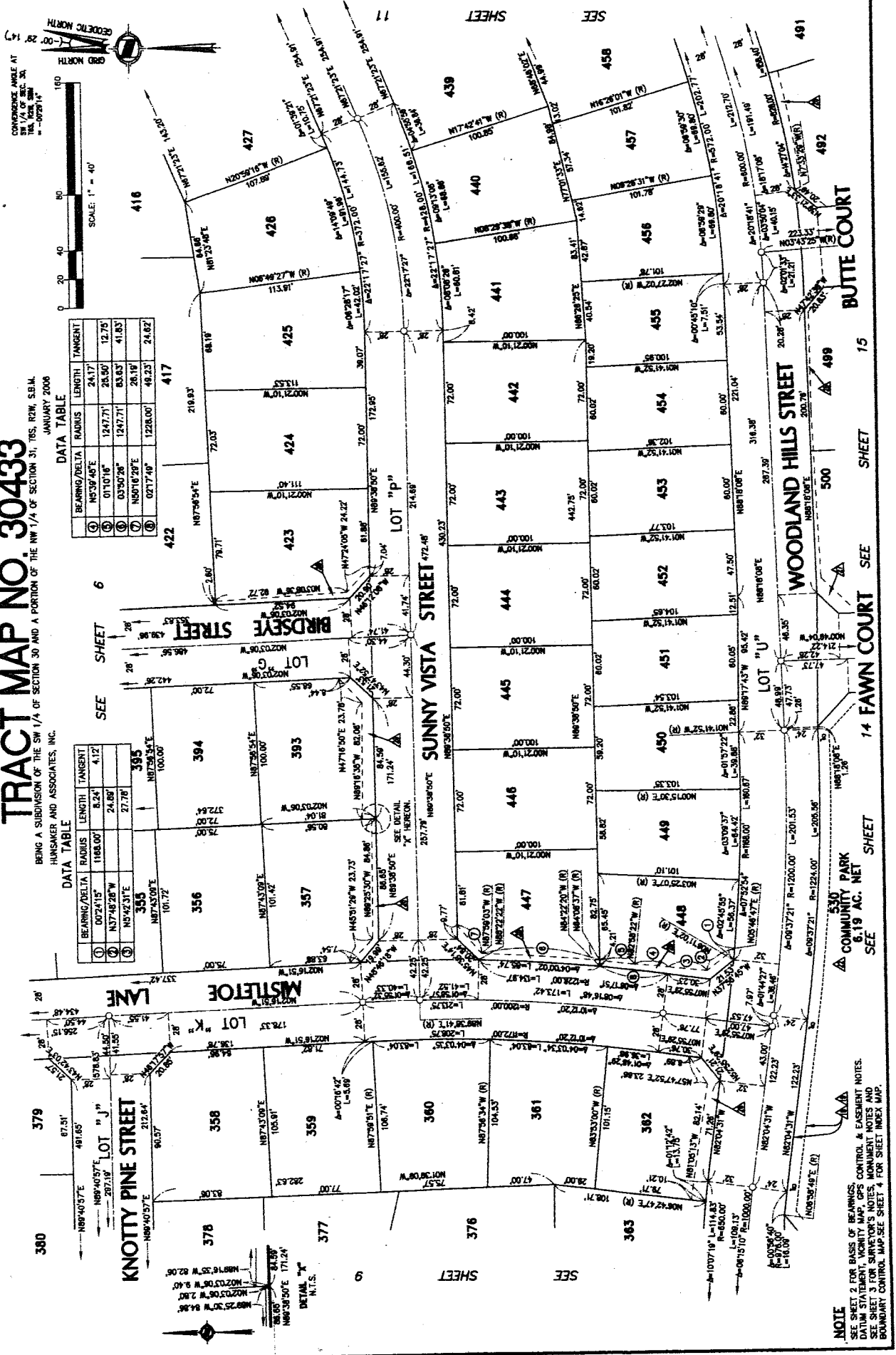
SCALE: 1" = 40'



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R24W, S34M.  
 JANUARY 2008  
 HUNSAKER AND ASSOCIATES, INC.

*COPY*

SHEET 10 OF 38 SHEETS

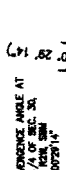


DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N5°59'45"E	24.17	24.17	12.75
② 01°10'16"	1247.71	28.50	41.83
③ 03°50'26"	1247.71	63.63	41.83
④ N85°16'29"E	1228.00	49.23	24.62
⑤ 02°17'49"			

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 02°24'15"	1168.00	8.24	4.12
② N3°46'28"W		24.88	
③ N8°42'31"E		27.78	3.95



**NOTE**  
 SEE SHEET 9 FOR BASIS OF BEARINGS  
 SEE SHEET 2 FOR BASIS OF DISTANCES  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP SEE SHEET 4 FOR SHEET INDEX MAP

498  
1/2  
COPY

SHEET 11 OF 36 SHEETS

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

# TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, JANUARY 2006  
HUNSAKER AND ASSOCIATES, INC.

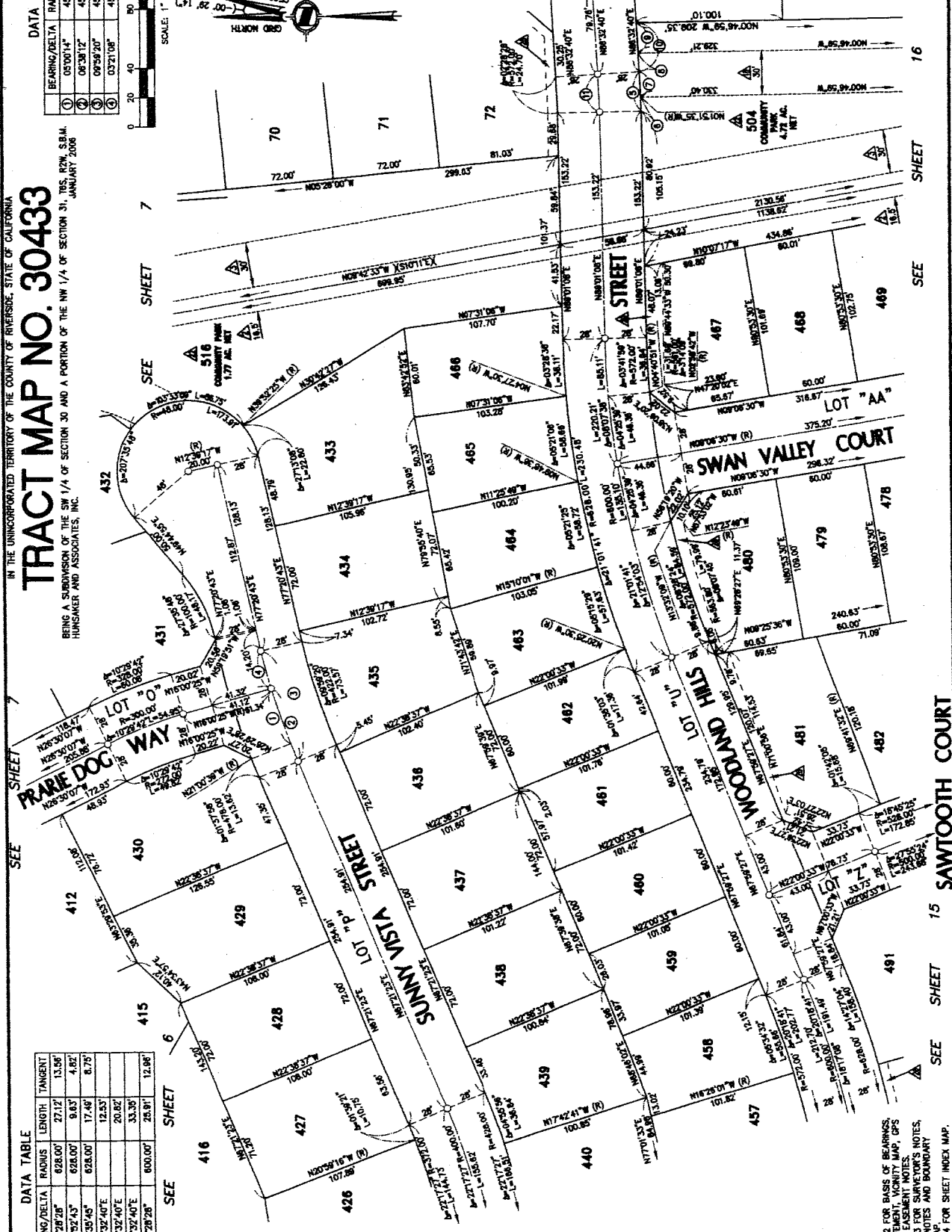
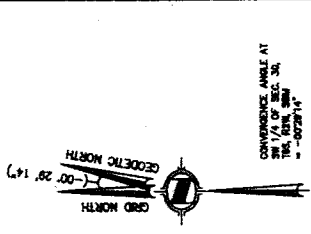
DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
0°27'28" E	628.00'	27.12'	13.56'
0°05'24" S	628.00'	9.83'	4.82'
01°38'45" E	628.00'	17.49'	8.79'
N8°32'40" E	628.00'	12.53'	
N8°32'40" E	600.00'	20.82'	
0°27'28" E	600.00'	28.91'	12.98'

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
0°00'01" S	450.00'	36.30'	19.86'
0°03'31" E	450.00'	52.12'	26.00'
09°59'20" E	450.00'	78.45'	39.33'
0°27'10" E	450.00'	26.33'	13.17'

SCALE: 1" = 40'



**NOTE**  
SEE SHEET 2 FOR BASIS OF BEARINGS  
DATUM STATEMENT, VICINITY MAP, GPS  
CONTROL POINTS, AND SURVEY NOTES.  
CONTRIBUTOR'S NOTES AND BOUNDARY  
CONTROL MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36

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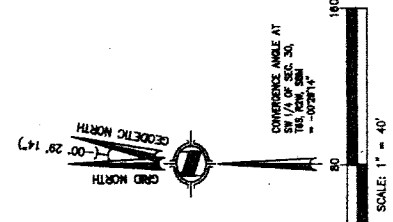
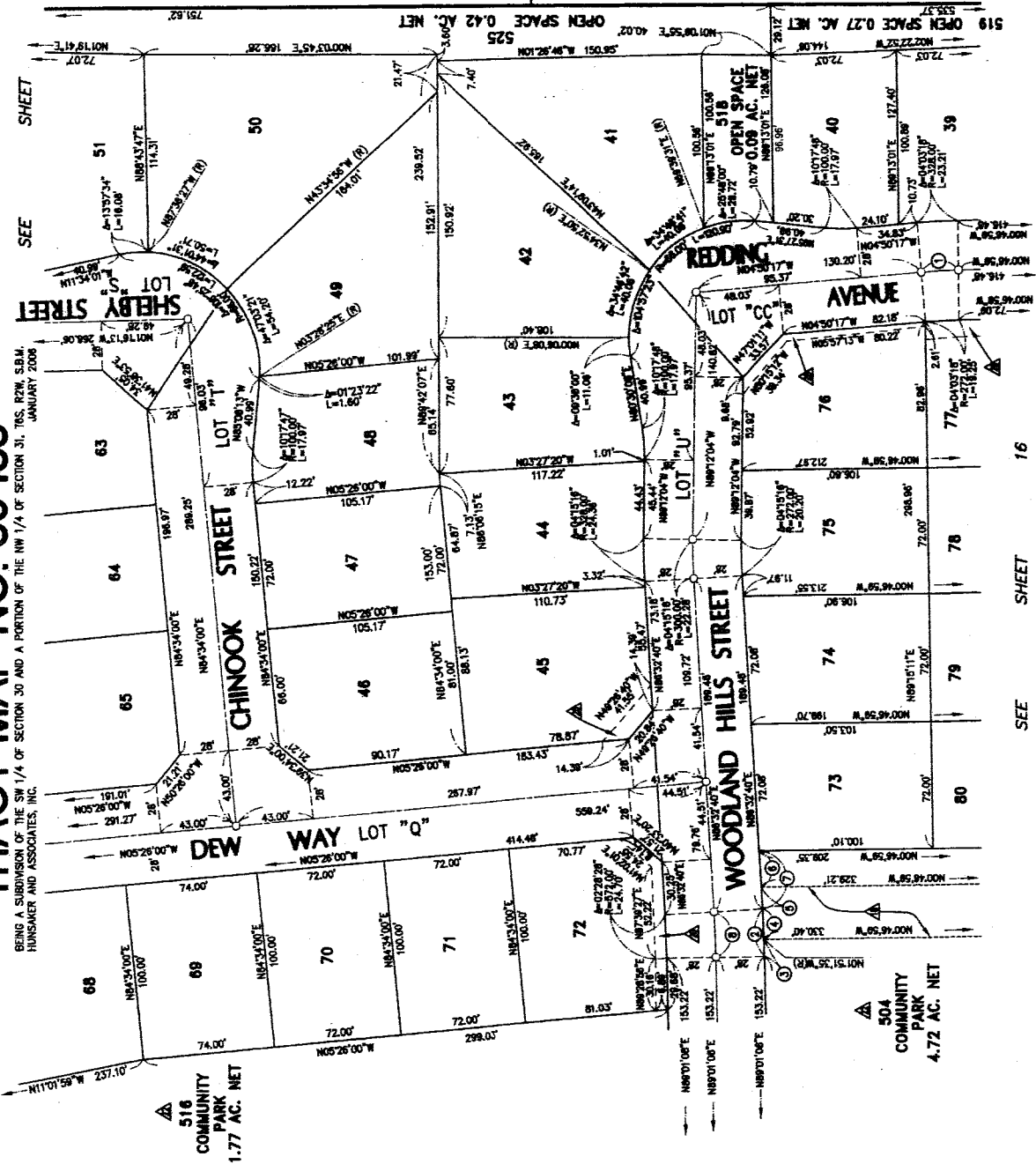
SHEET 12 OF 38 SHEETS

COPY

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

# TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S24M, HUNSMER AND ASSOCIATES, INC. JANUARY 2008



**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, AND MONUMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES, AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 11

**DATA TABLE**

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 04°03'18"	300.00'	21.23'	10.87'
② 02°28'28"	628.00'	27.12'	13.56'
③ 00°52'45"	628.00'	9.83'	4.82'
④ 01°35'45"	628.00'	17.49'	8.75'
⑤ N86°32'40"E		20.82'	
⑥ N86°32'40"E	600.00'	33.35'	12.98'
⑦ 02°28'28"	600.00'	25.91'	12.98'

SEE SHEET

SEE SHEET 16

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PARCEL MAP 14880, PMS 84/99-61

LASKER LANE

R/W PER PM 84/26-41 2647.95' <2648.04'> (2648.26')

OPEN SPACE 0.42 AC. NET

525

OPEN SPACE 0.27 AC. NET

518 OPEN SPACE 0.09 AC. NET

519

516 COMMUNITY PARK 1.77 AC. NET

504 COMMUNITY PARK 4.72 AC. NET

LOT "Q"

LOT "U"

LOT "V"

LOT "W"

LOT "X"

LOT "Y"

LOT "Z"

LOT "AA"

LOT "AB"

LOT "AC"

LOT "AD"

LOT "AE"

LOT "AF"

LOT "AG"

LOT "AH"

LOT "AI"

LOT "AJ"

LOT "AK"

LOT "AL"

LOT "AM"

LOT "AN"

LOT "AO"

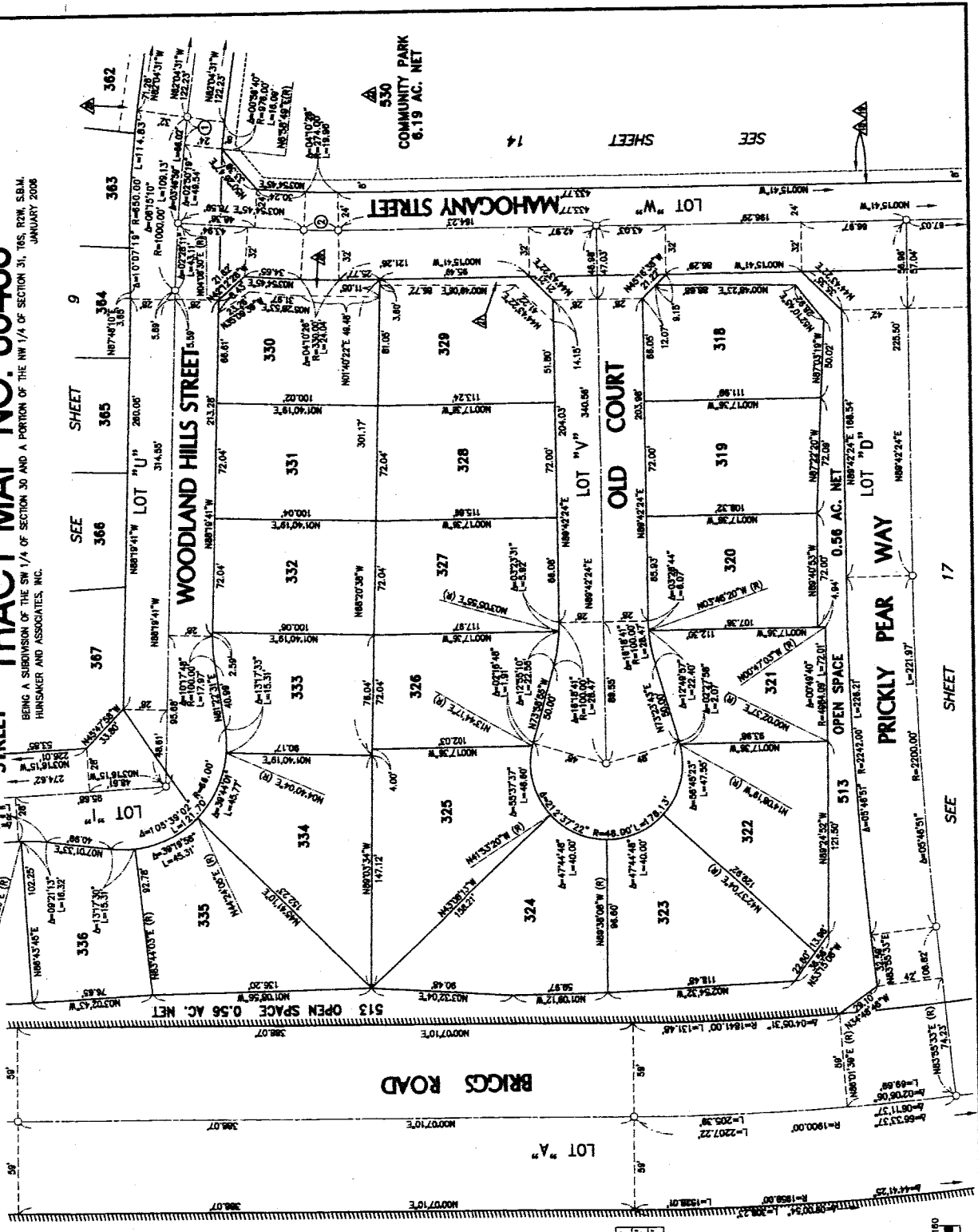
copy  
1/31/08

SHEET 13 OF 38 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31,  
 HUNSMCKER AND ASSOCIATES, INC.  
 JANUARY 2008

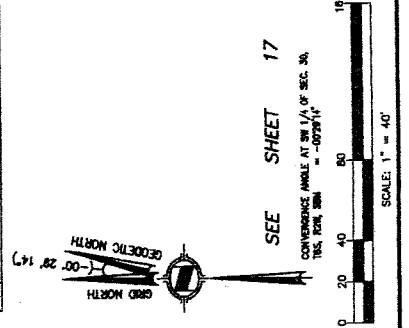
SEE SHEET 9  
 SEE SHEET 32  
 SEE SHEET 17  
 SEE SHEET 17  
 SEE SHEET 17

**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM  
 STATEMENT, MONUMENT MAP, GPS CONTROL, &  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT  
 NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



**DATA TABLE**

BEARING/DELTA	RADIUS	LENGTH	TANGENT
0°08'40"	1000.00'	18.44'	8.24'
0°10'28"	2000.00'	21.71'	10.86'



SEE SHEET 32  
 SEE SHEET 17  
 SEE SHEET 17

529  
 OPEN SPACE  
 17.06 AC. NET

SEE SHEET 17  
 SEE SHEET 17

SEE SHEET 17  
 SEE SHEET 17

SEE SHEET 17  
 SEE SHEET 17

438  
39

**NOTE**

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES.  
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.

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

**TRACT MAP NO. 30433**

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M. HUNSAKER AND ASSOCIATES, INC.

JANUARY 2008

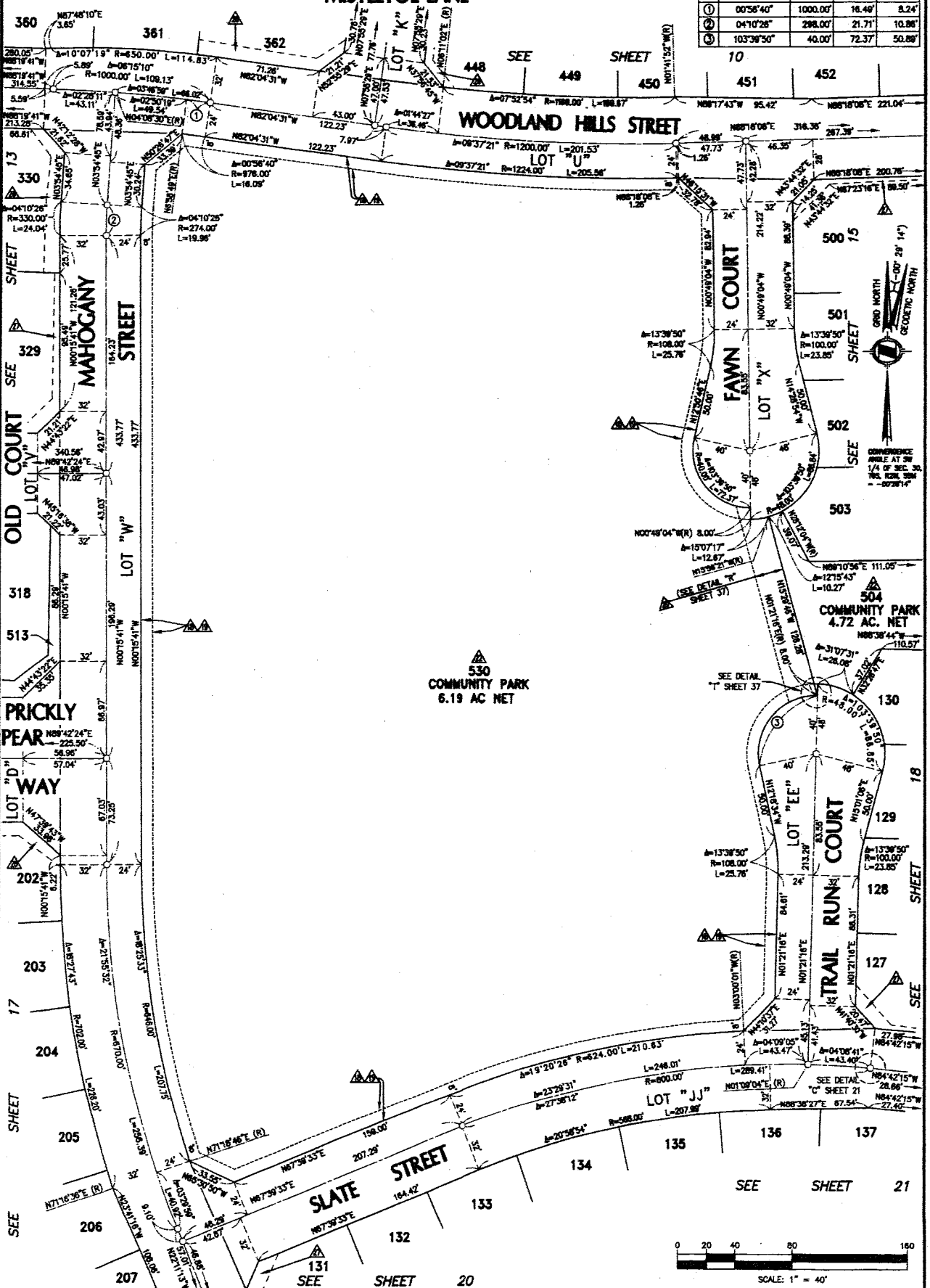
SHEET 14 OF 38 SHEETS

**MISTLETOE LANE**

**WOODLAND HILLS STREET**

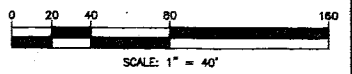
**DATA TABLE**

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 00°56'40"	1000.00'	18.48'	8.24'
② 04°10'28"	298.00'	21.71'	10.88'
③ 103°39'50"	40.00'	72.37'	50.88'



530  
COMMUNITY PARK  
6.19 AC NET

504  
COMMUNITY PARK  
4.72 AC. NET



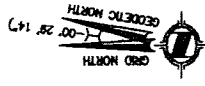
834  
10

SHEET 15 OF 38 SHEETS

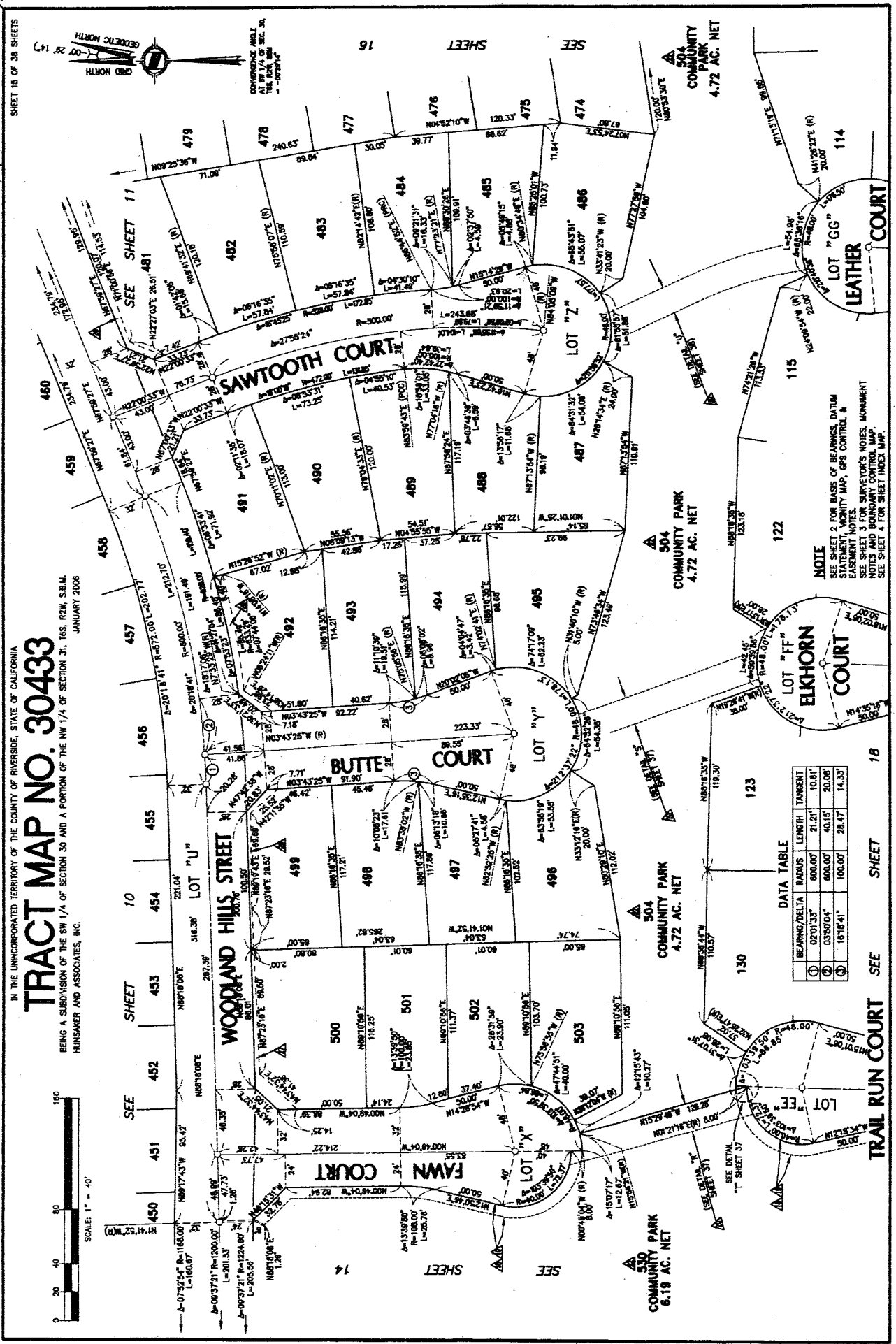
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 31, T8S, R2W, S.B.M. HUNSMER AND ASSOCIATES, INC. JANUARY 2006



COM



DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 02°01'33"	600.00'	21.21'	10.61'
② 03°50'04"	600.00'	40.15'	20.06'
③ 18°18'41"	100.00'	28.47'	14.33'

**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 18

SEE SHEET 13

SEE SHEET 10

SEE SHEET 11

SEE SHEET 16

SEE SHEET 14

SEE SHEET 15

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

SEE SHEET 20

SEE SHEET 21

SEE SHEET 22

SEE SHEET 23

SEE SHEET 24

SEE SHEET 25

SEE SHEET 26

SEE SHEET 27

SEE SHEET 28

SEE SHEET 29

SEE SHEET 30

SEE SHEET 31

SEE SHEET 32

SEE SHEET 33

SEE SHEET 34

SEE SHEET 35

SEE SHEET 36

SEE SHEET 37

SEE SHEET 38

86  
854

COPY

SHEET 16 OF 36 SHEETS

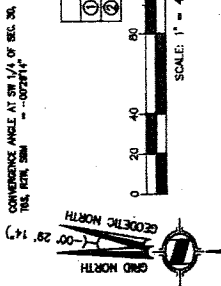
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 30433

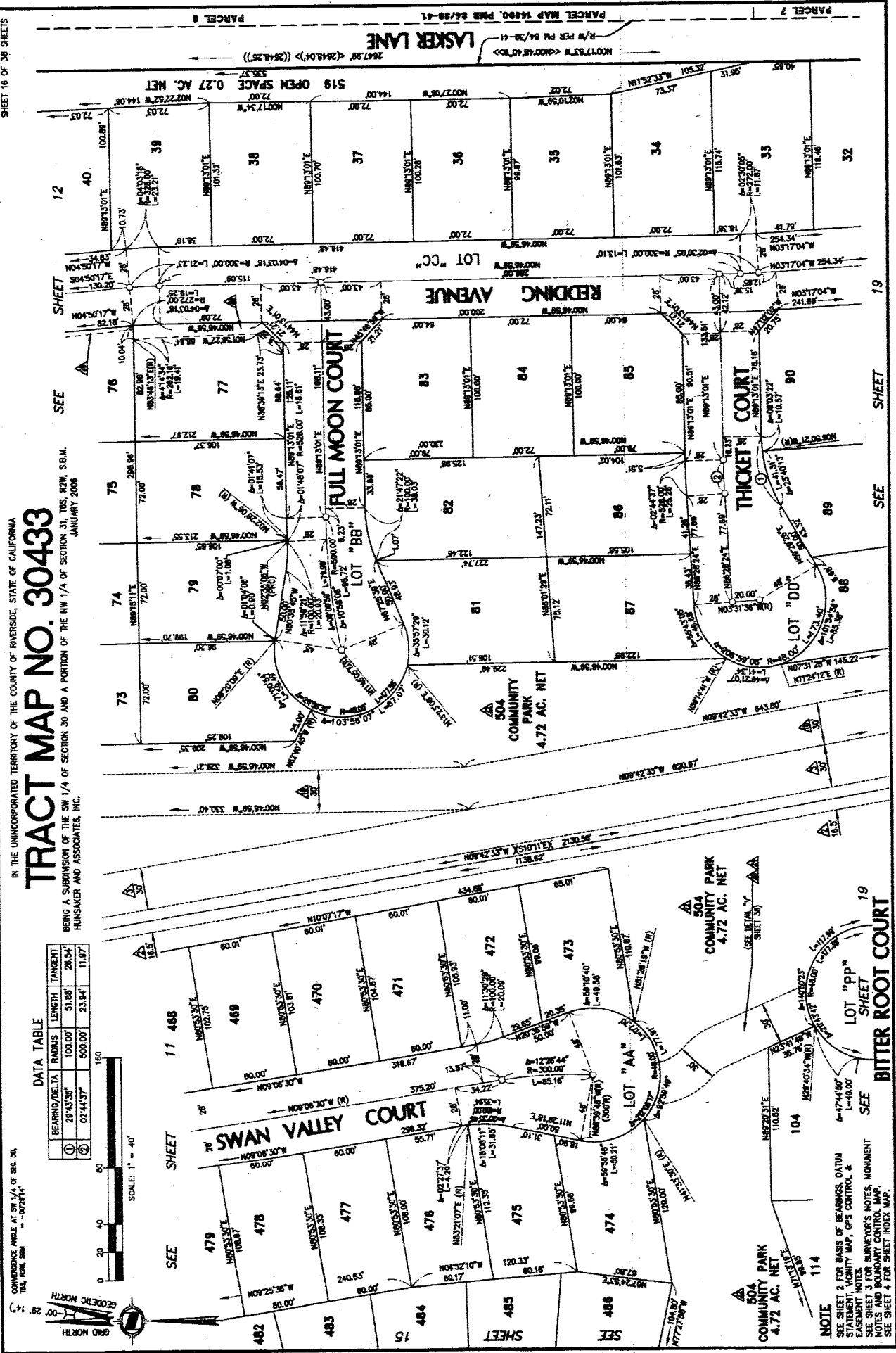
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 31, T8S, R2W, S8M.  
HUNSAKER AND ASSOCIATES, INC. JANUARY 2006

**DATA TABLE**

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 28°43'35"	100.00'	51.86'	26.54'
② 02°44'37"	500.00'	23.84'	11.97'



CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30  
T8S, R2W, S8M = -02°28'14"



**NOTE**  
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP. SEE SHEET 4 FOR SHEET INDEX MAP.

PARCEL MAP 14990, PMS 84/98-41  
R/W PER PM 98/28-41  
N007°33'W <400'±(407.0) >  
2847.98' <2848.01' > (2848.25)'  
S19 OPEN SPACE 0.27 AC. NET

SEE SHEET 12

SEE SHEET 19

SEE SHEET 11

SEE SHEET 15

SEE SHEET 19

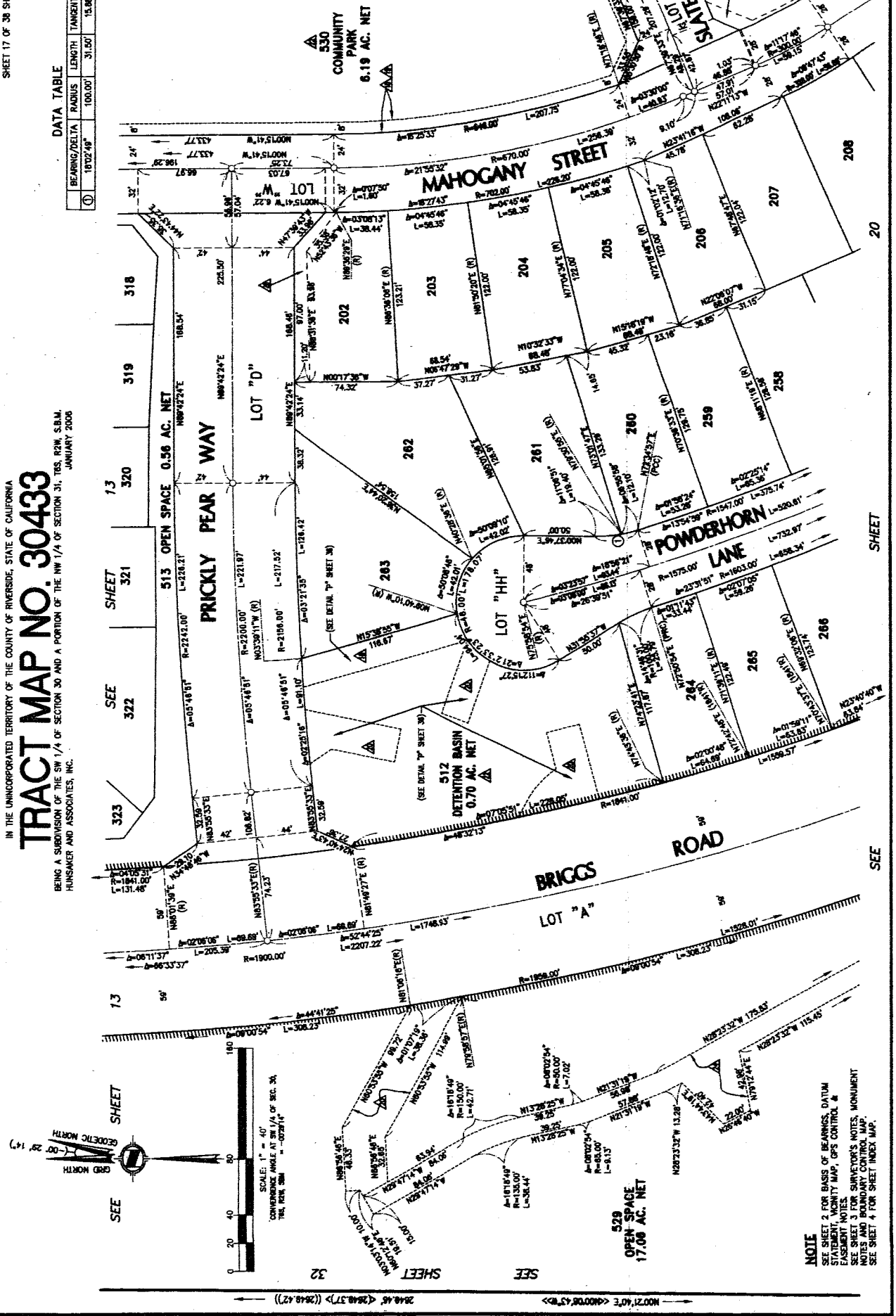
COPY

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

# TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S8RM, HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

DATA TABLE			
BEARING/Delta	RADIUS	LENGTH	TANGENT
180°24'58"	100.00'	31.50'	15.88'



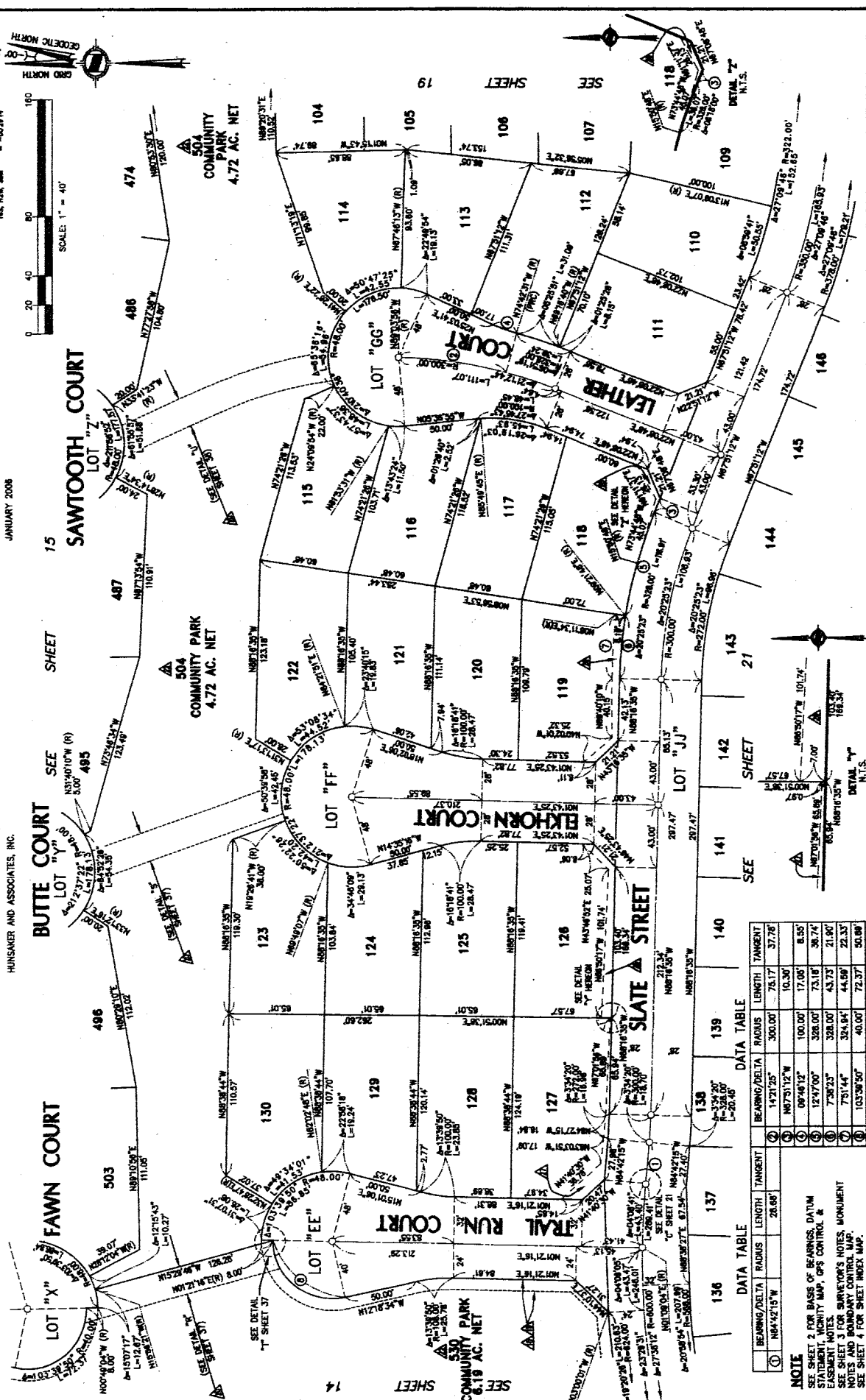
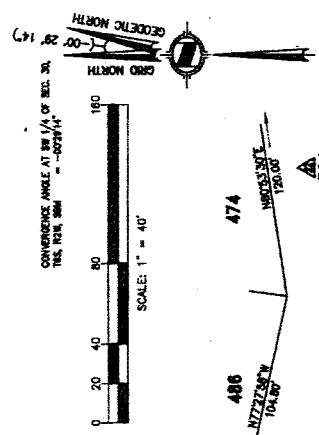
**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



COPY

SHEET 18 OF 38 SHEETS

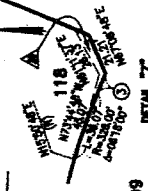
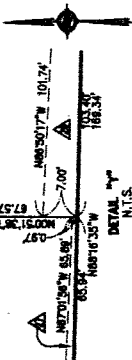
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T18S, R21W, S.B.M.  
 HUNSMER AND ASSOCIATES, INC.  
 JANUARY 2008



DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N64°42'15\"	300.00'	28.68'	76.17'
② N14°21'25\"	300.00'	10.30'	37.76'
③ N67°51'12\"	100.00'	17.06'	8.95'
④ S09°49'12\"	328.00'	73.18'	36.74'
⑤ N12°47'00\"	328.00'	43.73'	21.90'
⑥ S7°28'23\"	328.00'	38.94'	44.56'
⑦ S75°14'4\"	40.00'	72.37'	50.08'
⑧ S103°38'50\"	40.00'	72.37'	50.08'

**NOTE**  
 SEE SHEET 2 FOR BASE OF BEARING/DATUM  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT  
 EASEMENT NOTES, GPS CONTROL &  
 EASEMENT NOTES  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT  
 NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



4/28/14

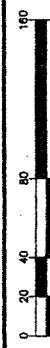
SHEET 19 OF 38 SHEETS

DATA TABLE

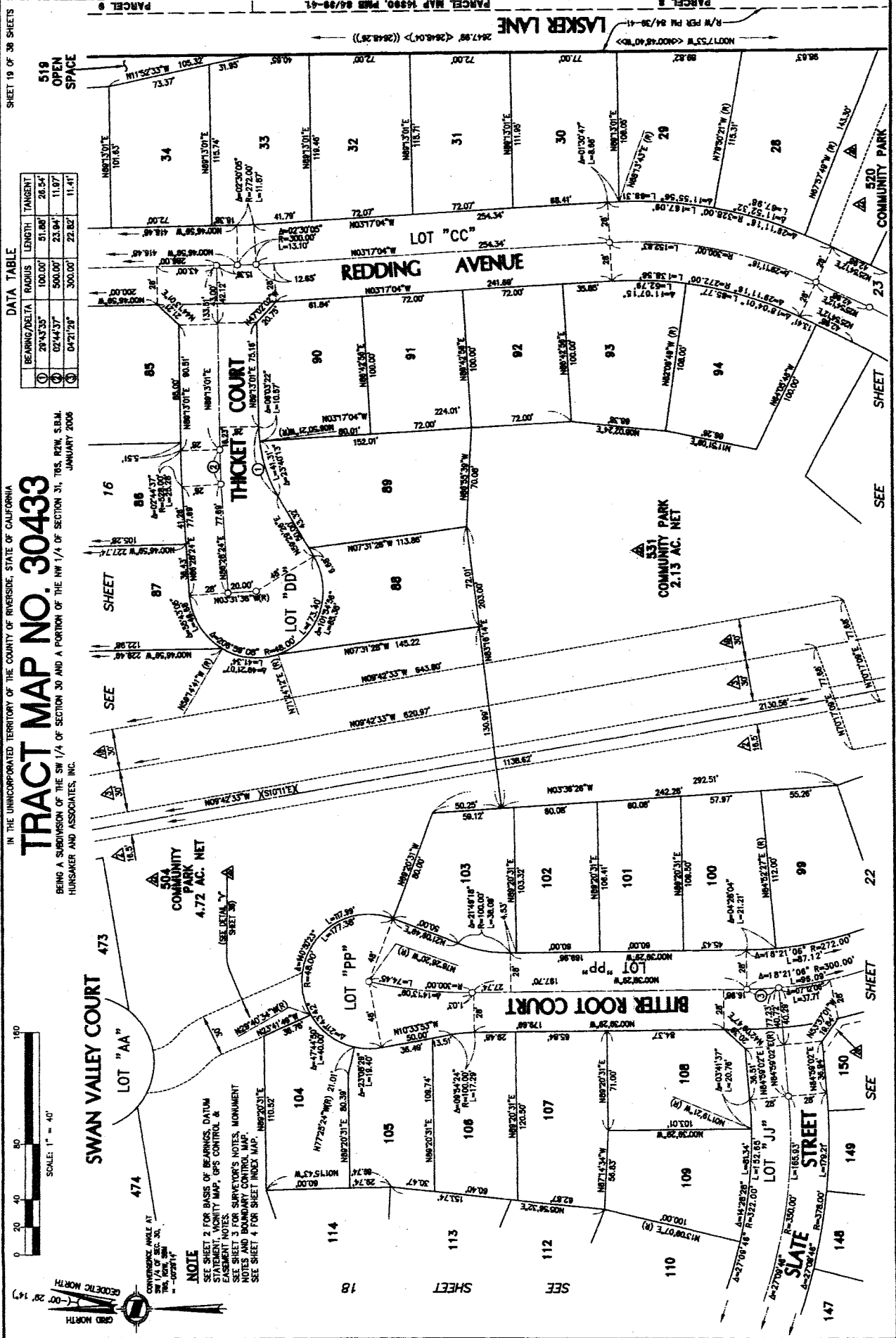
BEARING/Delta	RADIUS	LENGTH	TANGENT
① 28°43'29"	100.00'	51.80'	28.54'
② 02°44'37"	500.00'	23.84'	11.97'
③ 04°21'28"	300.00'	22.82'	11.41'

519  
OPEN SPACE

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R27W, S14M  
 HORSBARGER AND ASSOCIATES, INC. JANUARY 2008



**NOTE**  
 SHEET 2 FOR BASE OF BEARING DATUM  
 SEE SHEET 1 FOR SURVEYOR'S NOTES, MONUMENT EASEMENT NOTES  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP  
 SEE SHEET 4 FOR SHEET INDEX MAP



COPY

PARCEL 8

PARCEL 9

SEE SHEET 22

SEE SHEET 23

SEE SHEET 24

SEE SHEET 25

SEE SHEET 26

SEE SHEET 27

SEE SHEET 28

SEE SHEET 29

SEE SHEET 30

COPY

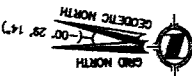
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT MAP NO. 30433

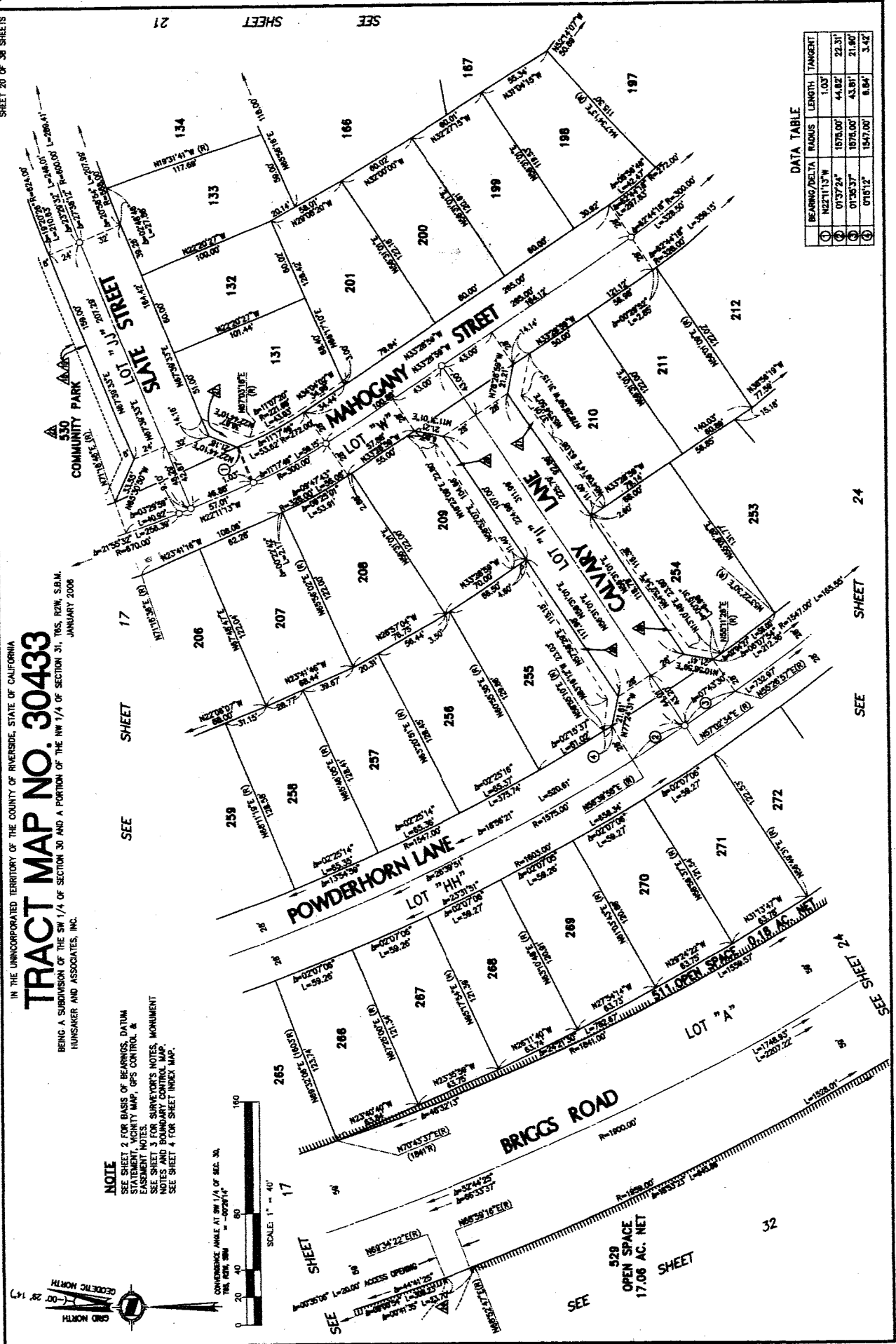
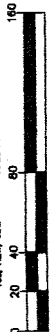
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S8M.  
HUNSKNER AND ASSOCIATES, INC. JANUARY 2006

### NOTE

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONITY MAP, GPS CONTROL & EASEMENT NOTES.  
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.



CONFORMANCE ANGLE AT SW 1/4 OF SEC. 30  
THEY ARE: 288' = 272.914'



DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N221°13'W	1.03'		
② 0°37'24\"	1975.00'	44.82'	22.31'
③ 0°38'37\"	1975.00'	43.81'	21.90'
④ 0°18'12\"	1947.00'	9.84'	3.42'

SEE SHEET 17

SEE SHEET 24

SEE SHEET 24

SEE SHEET 24

SEE SHEET 24

32

SEE SHEET 24

529 OPEN SPACE 17.06 AC. NET

536  
42

SHEET 21 OF 38 SHEETS

DATA TABLE

BEARING/DELTA	RADIUS	LENGTH	TANGENT
① N84°21'5" W	600.00	43.47	21.75
② S75°12' W	600.00	10.50	18.40
③ S35°08' W	600.00	36.80	17.76
④ S25°00' W	772.00	33.51	9.81
⑤ S27°20' W	772.00	33.51	9.81
⑥ N12°56'45" E	772.00	8.38	4.19
⑦			
⑧			

CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30.  
THIS FROM S.M. = -00°29'14"

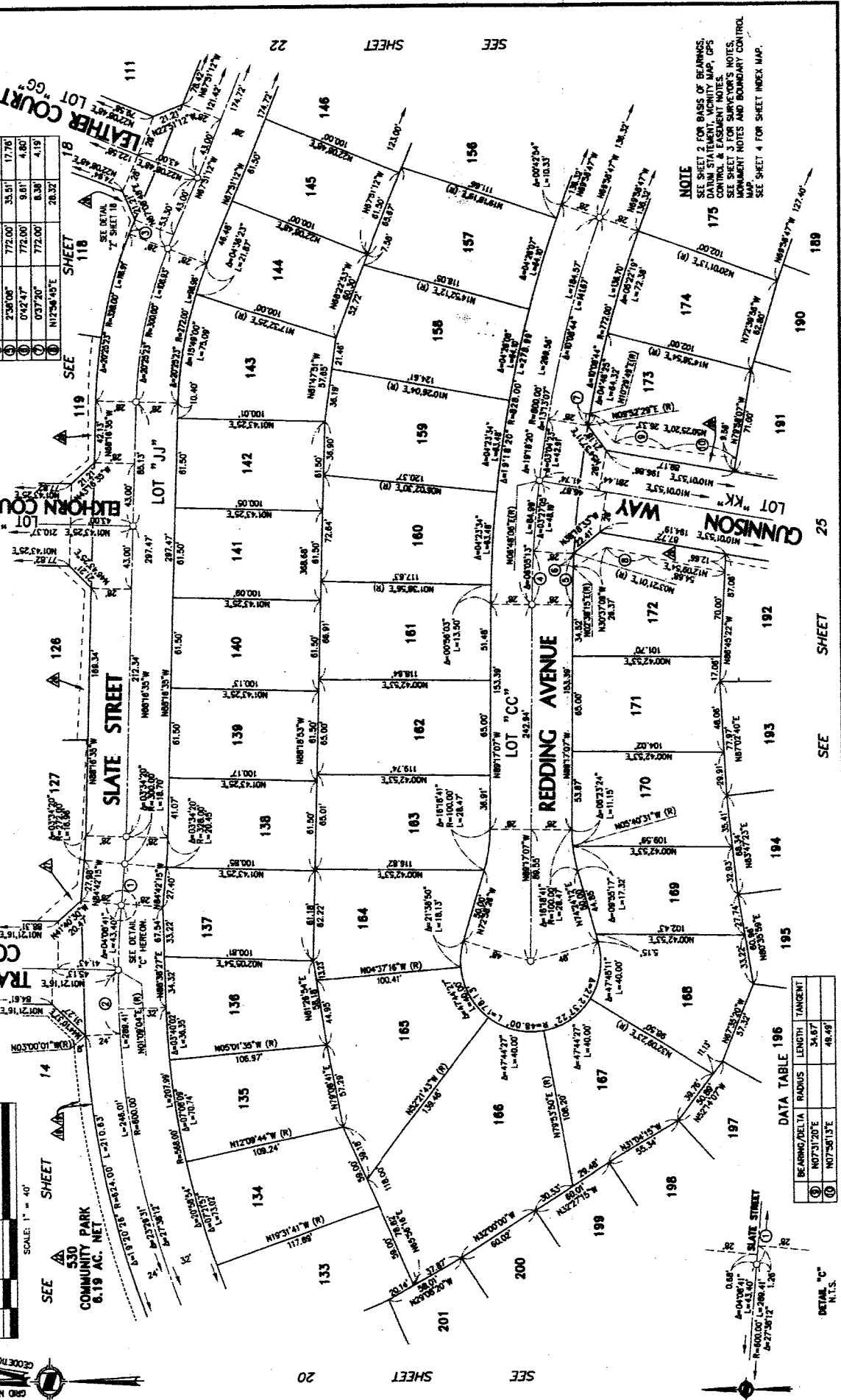
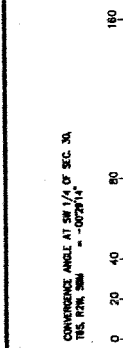
SCALE: 1" = 40'

SEE SHEET 14

# TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 31, T6S, R2W, S.B.M.  
HUNSEKER AND ASSOCIATES, INC.  
JANUARY 2008

SEE SHEET 14  
COMMUNITY PARK  
6.19 AC. NET



NOTE  
SEE SHEET 2 FOR BASIS OF BEARINGS,  
DATA STATEMENT, VICINITY MAP, UPS  
SEE SHEET 3 FOR SURVEYOR'S NOTES,  
INSTRUMENT NOTES AND BOUNDARY CONTROL  
MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.

DATA TABLE 196

BEARING/DELTA	RADIUS	LENGTH	TANGENT
① N07°31'20" E	56.87	56.87	
② N07°58'13" E	48.48	48.48	

DETAIL "C"  
N.T.S.

COPY

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

**TRACT MAP NO. 30433**

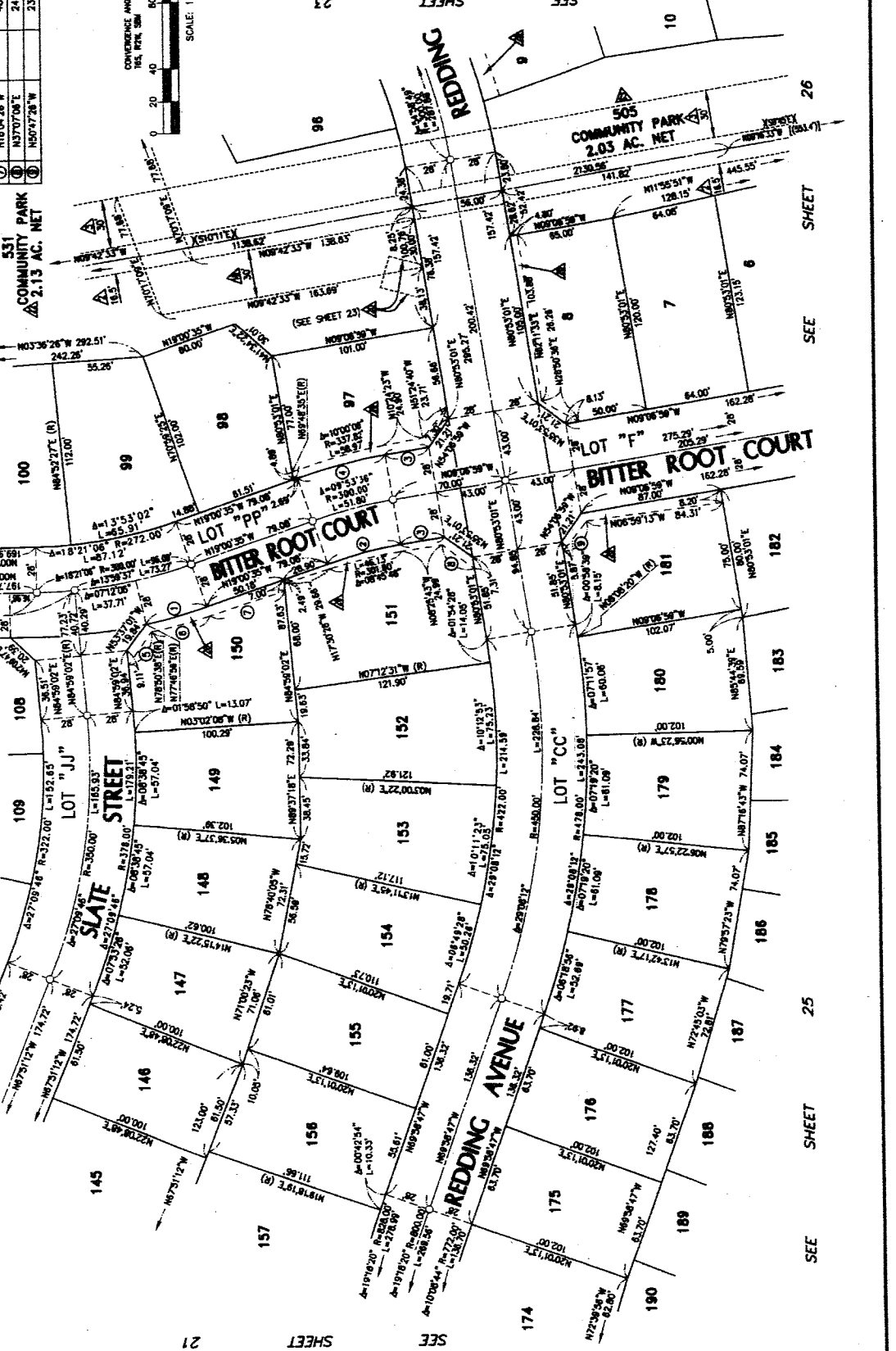
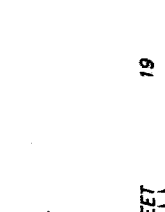
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R24E, S.B.M.

HUNSAKER AND ASSOCIATES, INC.

JANUARY 2008

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
08°47'31"	328.00'	38.88'	19.48'
08°53'56"	272.00'	46.97'	23.54'
09°00'59"	328.00'	27.00'	27.00'
09°33'56"	328.00'	36.64'	28.39'
09°53'56"	310.43'	24.70'	24.70'
09°59'05"	310.43'	37.48'	18.78'
10°07'00"	24.60'	48.59'	24.60'
10°17'28"	23.70'	23.70'	23.70'



**NOTE**

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL, & EASEMENT NOTES.

SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES, AND FIELD NOTES.

SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 18

SEE SHEET 19

SEE SHEET 21

SEE SHEET 23

SEE SHEET 25

SEE SHEET 26

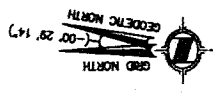
834

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SHEET 23 OF 38 SHEETS

# TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S8M.  
JANUARY 2008  
HUNSMAKER AND ASSOCIATES, INC.

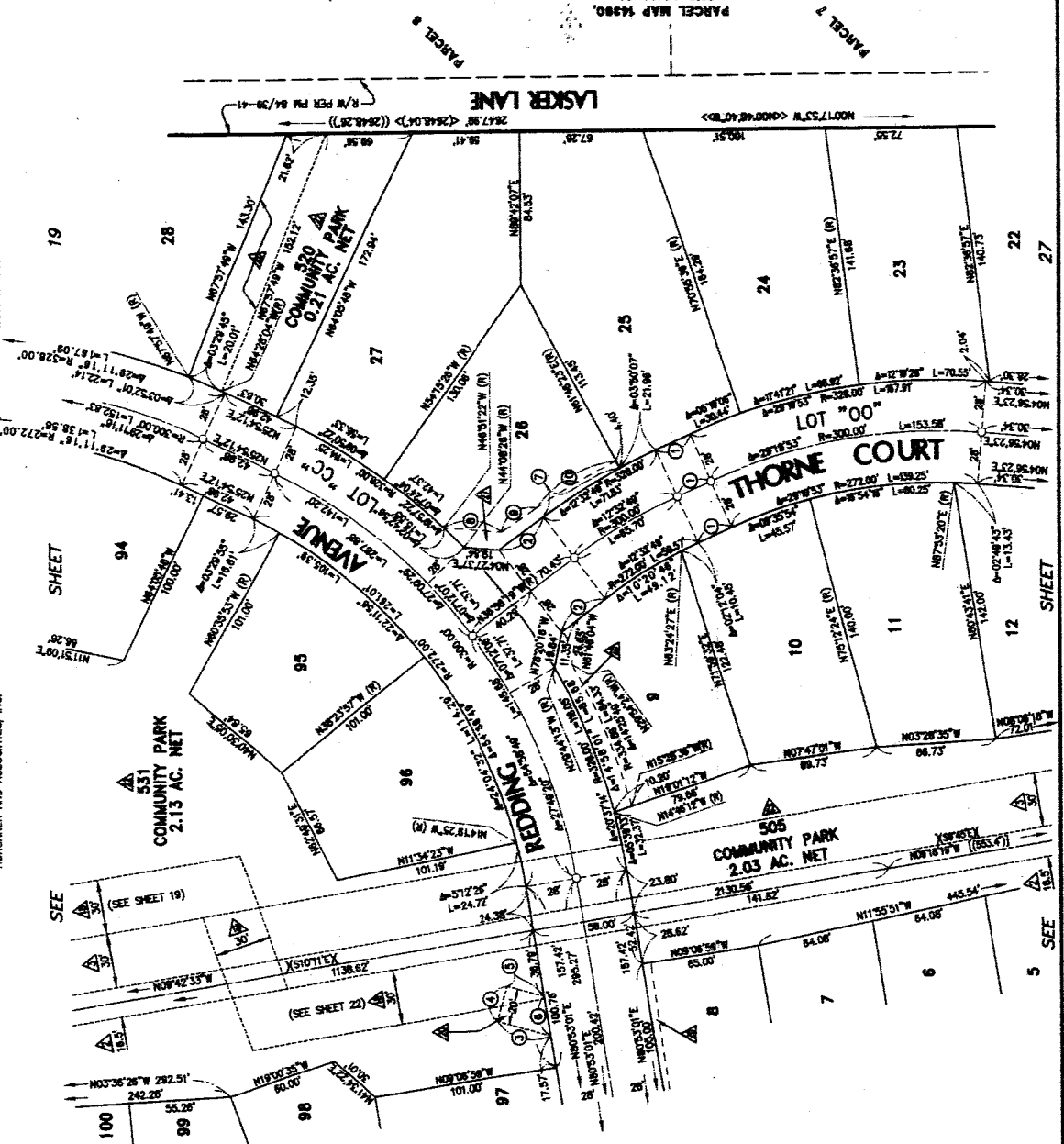


CONVERGENCE ANGLE AT SW 1/4 OF SEC. 30  
TRA. BULK MIN = -00°29'41"

**NOTE**  
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM  
STATEMENT, VICINITY MAP, GPS CONTROL, &  
EASEMENT NOTES.  
SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT  
NOTES, & PARCEL CONTROL MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N23°23'30"W		20.75	
② N35°56'18"W		30.14	
③ N15°36'02"E		30.00	
④ N74°21'58"W		20.00	
⑤ N15°36'02"E		20.84	
⑥ N80°53'01"E		22.02	
⑦ 00°42'42"	328.00'	48.87	24.86'
⑧ N04°27'37"E		32.85	
⑨ N35°01'51"W		22.93	
⑩ 08°43'16"	333.15'	50.71	25.40'

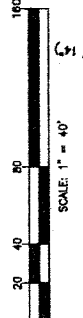
PARCEL MAP 14980  
PMS 84/38-41



22 SHEET SEE

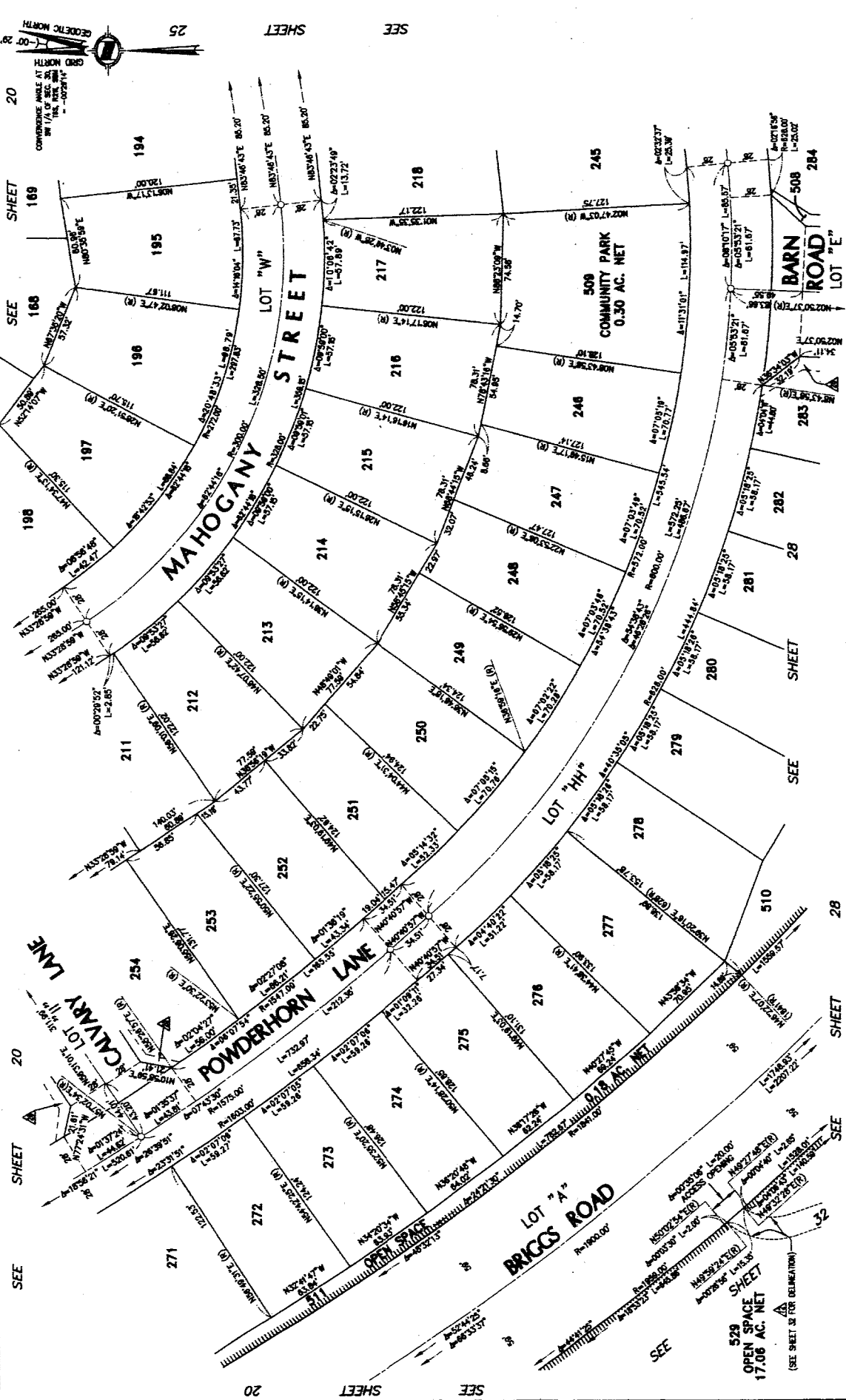
34  
33  
Copy

SHEET 24 OF 36 SHEETS



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T15S, R21W, S.B.M.  
HUNSAKER AND ASSOCIATES, INC. JANUARY, 2006

**NOTE**  
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM  
STATEMENT NOTES,  
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT  
NOTES AND BOUNDARY CONTROL MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.



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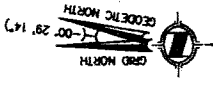
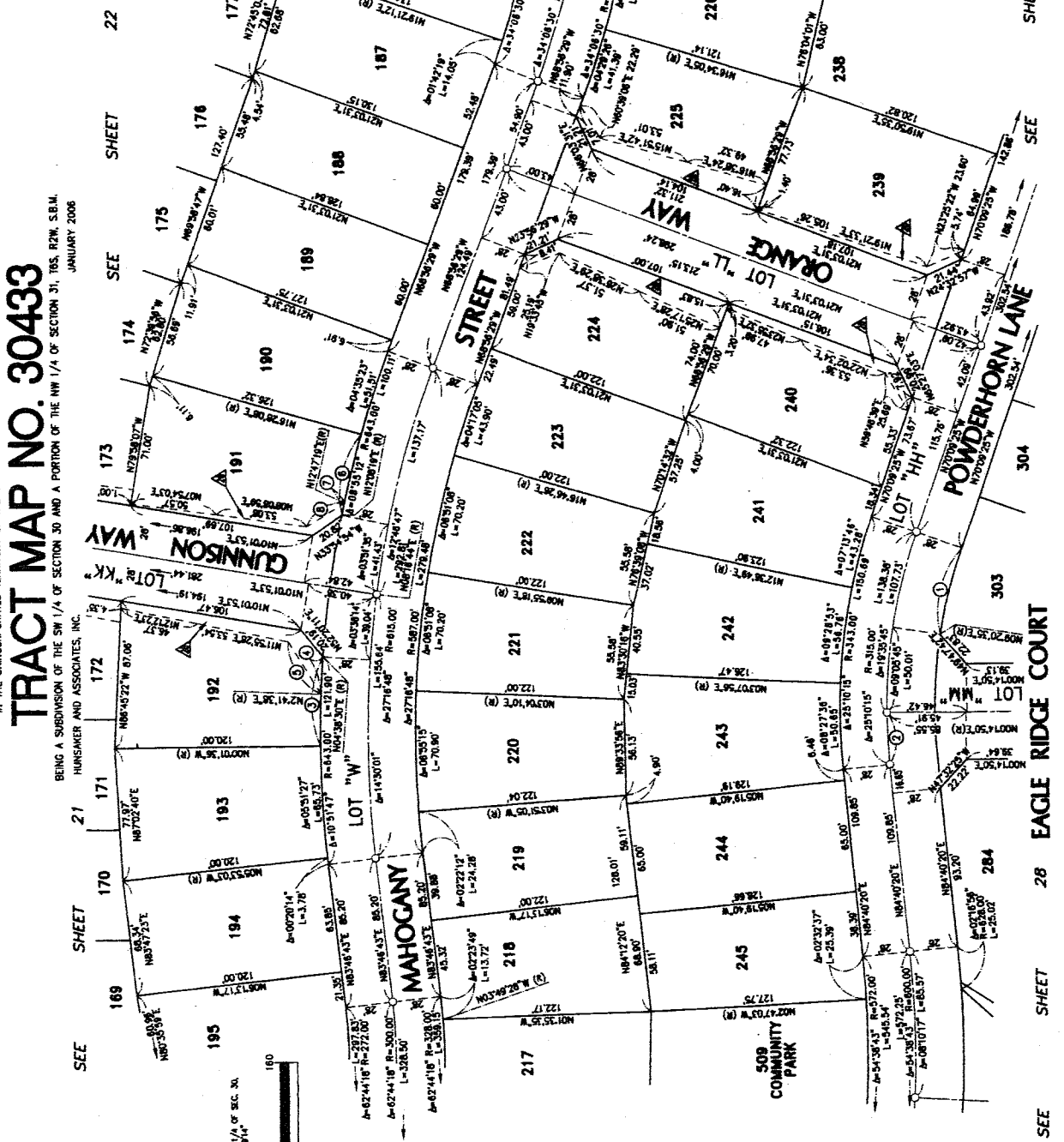
SHEET 25 OF 38 SHEETS

# TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.  
 HUNSMAKER AND ASSOCIATES, INC.  
 JANUARY 2008

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 10°30'00"	287.00'	52.60'	28.37'
② 03°34'30"	315.00'	30.65'	15.34'
③ 04°40'00"	643.00'	52.39'	26.21'
④ 07°58'52"	643.00'	21.86'	10.93'
⑤ N89°31'07"E	643.00'	36.12'	
⑥ 04°18'49"	643.00'	48.60'	24.31'
⑦ 00°38'01"	643.00'	7.30'	3.65'
⑧ N32°25'15"W	643.00'	25.87'	



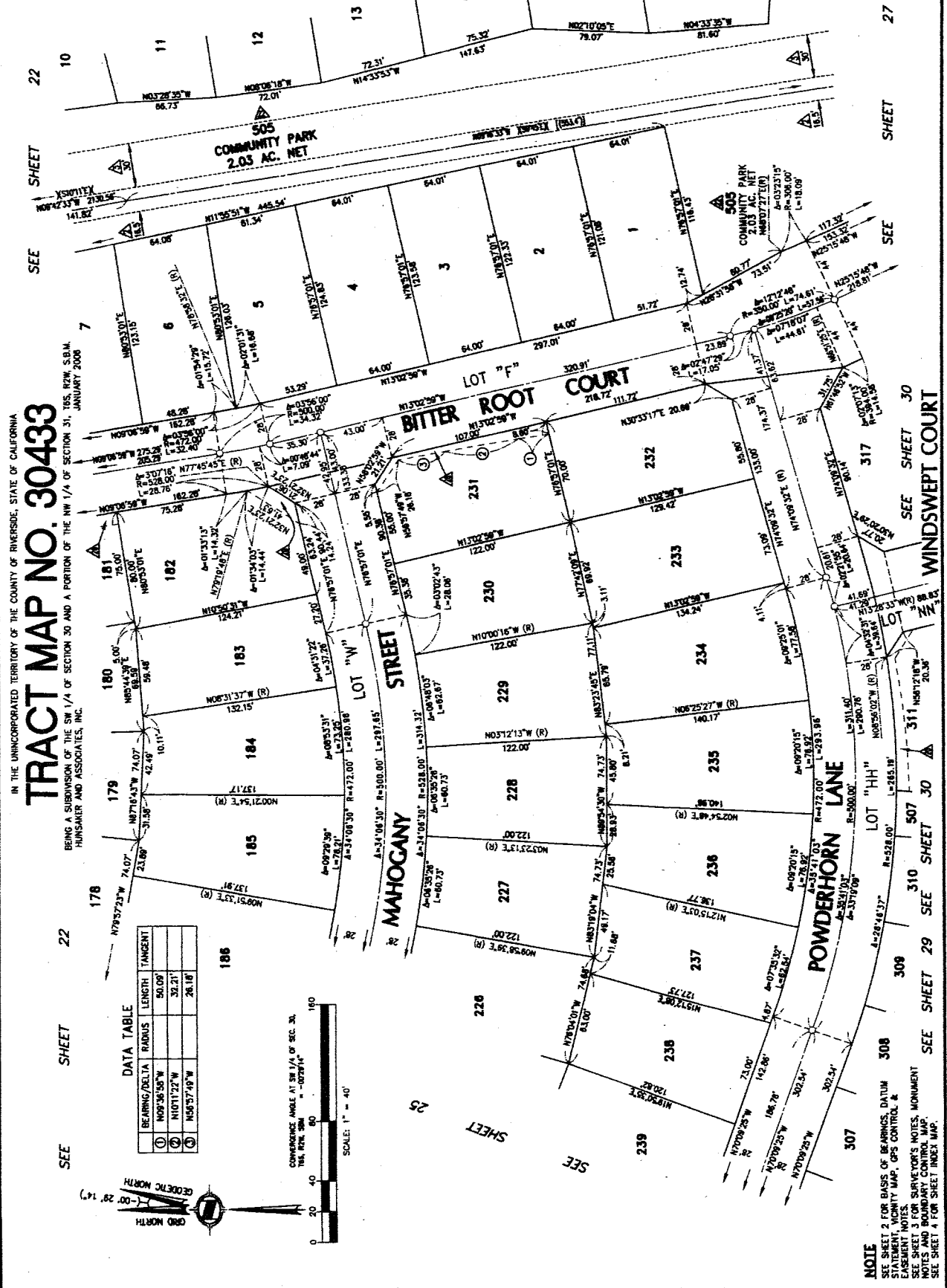
NOTE  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM  
 STATEMENT, MONUMENT MAP, GPS CONTROL, &  
 EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT  
 NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.

SEE SHEET 21 SEE SHEET 22 SEE SHEET 23 SEE SHEET 24 SEE SHEET 25 SEE SHEET 26 SEE SHEET 27 SEE SHEET 28 SEE SHEET 29



COPY

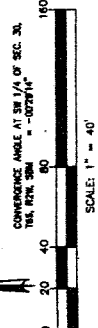
SHEET 26 OF 36 SHEETS



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31,  
 HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N09°36'50"W		90.09	
② N10°11'22"W		32.21	
③ N55°57'49"W		26.18	



**NOTE**  
 SEE SHEET 2 FOR BASE OF BEARING DATUM  
 SEE SHEET 2 FOR CITY MAP, GPS CONTROL & EASEMENT NOTES  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP  
 SEE SHEET 4 FOR SHEET INDEX MAP

SEE SHEET 23

SEE SHEET 22

SEE SHEET 7

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SEE SHEET 30

SEE SHEET 30

SEE SHEET 27

SEE SHEET 22

SEE SHEET 7

SEE SHEET 22

SEE SHEET 29

SEE SHEET 30

SEE SHEET 30

SEE SHEET 27

SEE SHEET 22

SEE SHEET 7

SEE SHEET 22

SEE SHEET 29

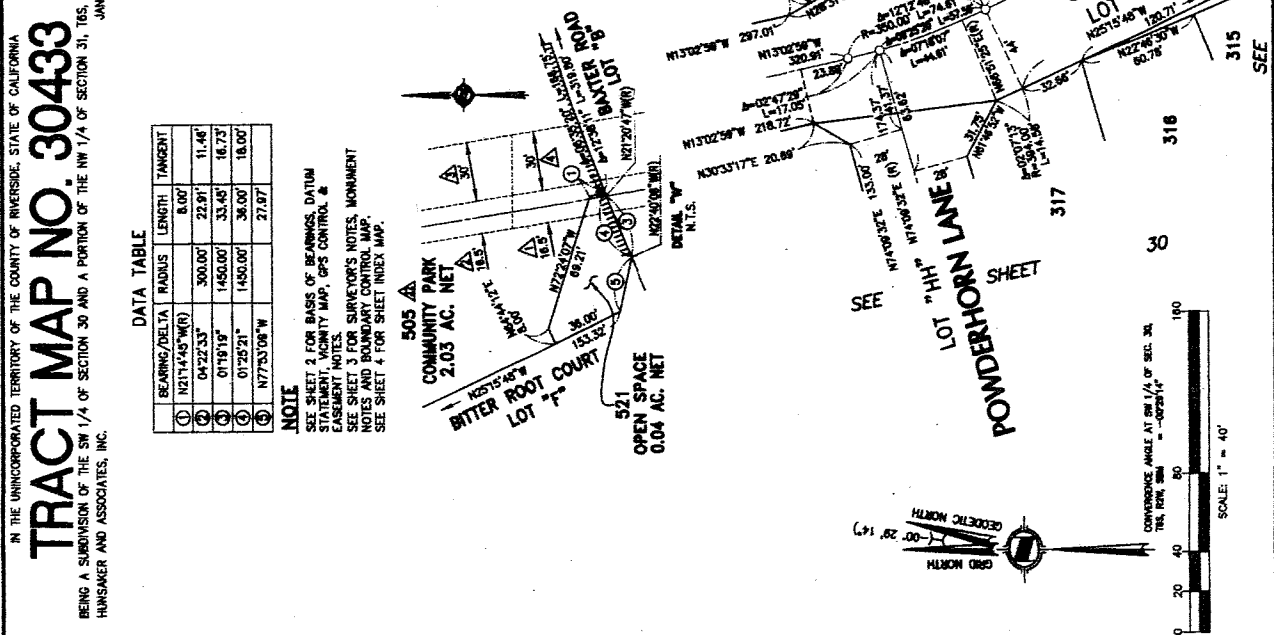
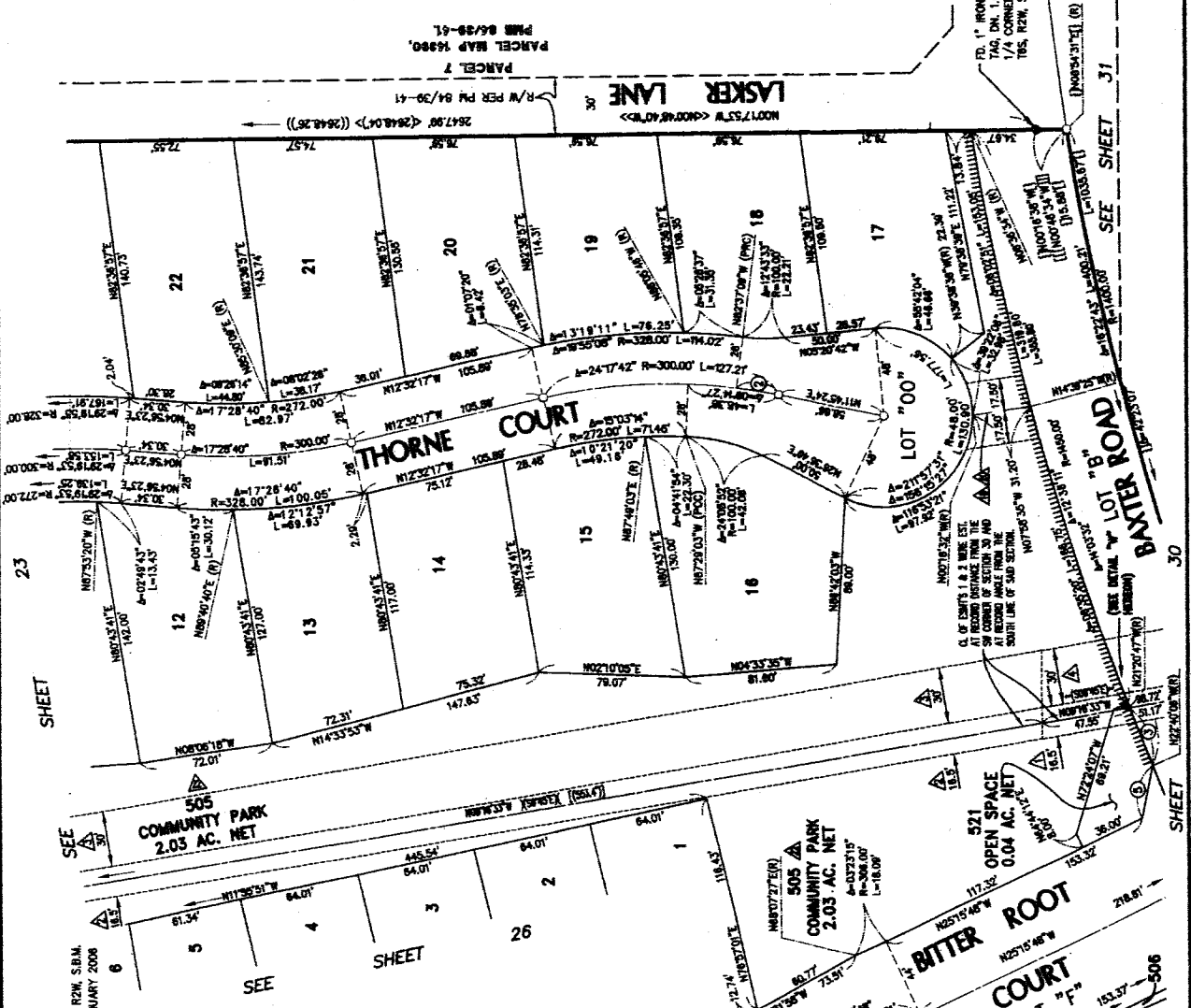
SEE SHEET 30

SEE SHEET 30

438  
439

SHEET 27 OF 38 SHEETS

COPY

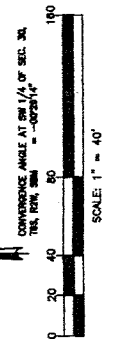
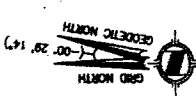


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S. R2W. S.B.M.  
 HUNSMER AND ASSOCIATES, INC.

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① N21°14'55"W(R)	8.00'	8.00'	11.46'
② 04°22'33"	300.00'	23.91'	11.46'
③ 07°19'19"	1450.00'	33.46'	16.73'
④ 01°25'21"	1450.00'	36.00'	16.00'
⑤ N77°53'08"W	27.67'	27.67'	

**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM  
 STATEMENT, COUNTY MAP, GPS CONTROL, &  
 EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT  
 NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



copy

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 31, T18S, R20W, S24M,  
 HUNSMCKER AND ASSOCIATES, INC. JANUARY 2006

**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL, & EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.

DATA TABLE

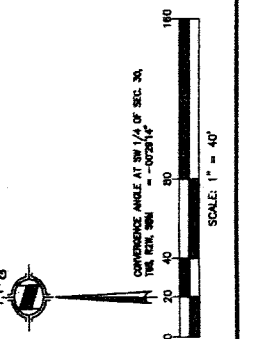
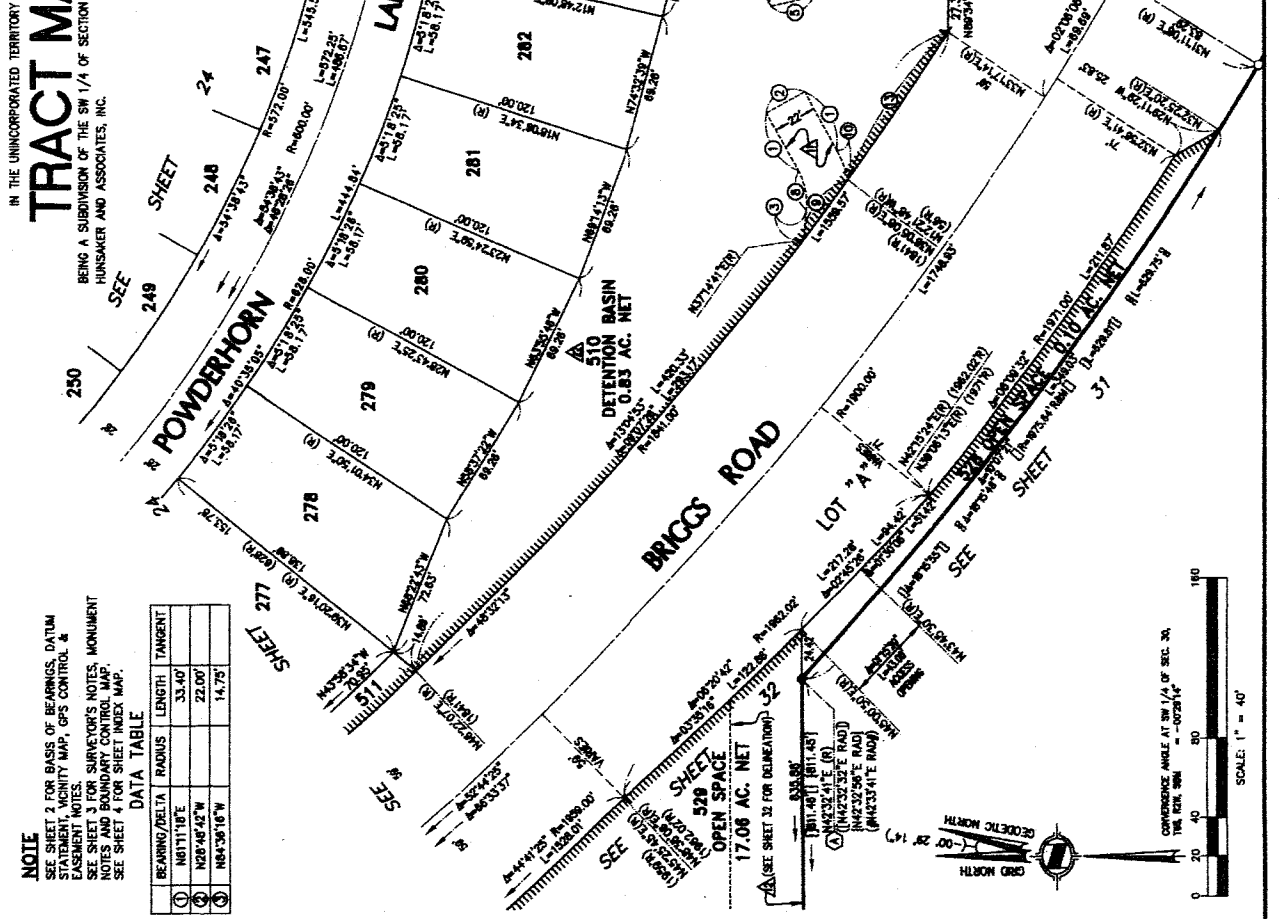
BEARING/Delta	RADIUS	LENGTH	TANGENT	BEARING/Delta	RADIUS	LENGTH	TANGENT
① N77°00'12"E	68.71	22.00	37.24	④ 0°17'44.4"	348.00	55.84	27.98
② N17°29'48"W	54.00	16.08	8.09	⑤ 0°14'51.1"	828.00	44.80	22.31
③ N77°00'12"E	54.54	18.17	9.13	⑥ 0°24'32.8"	828.00	7.94	3.97
④ N02°30'37"E	31.24	20.30	10.49	⑦ N31°55'11"W	348.00	34.29	17.14
⑤ S41°27'28"	34.00	20.30	10.49				

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT	BEARING/Delta	RADIUS	LENGTH	TANGENT
① N77°00'12"E	68.71	22.00	37.24	④ 0°17'44.4"	348.00	55.84	27.98
② N17°29'48"W	54.00	16.08	8.09	⑤ 0°14'51.1"	828.00	44.80	22.31
③ N77°00'12"E	54.54	18.17	9.13	⑥ 0°24'32.8"	828.00	7.94	3.97
④ N02°30'37"E	31.24	20.30	10.49	⑦ N31°55'11"W	348.00	34.29	17.14
⑤ S41°27'28"	34.00	20.30	10.49				

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT	BEARING/Delta	RADIUS	LENGTH	TANGENT
① N77°00'12"E	68.71	22.00	37.24	④ 0°17'44.4"	348.00	55.84	27.98
② N17°29'48"W	54.00	16.08	8.09	⑤ 0°14'51.1"	828.00	44.80	22.31
③ N77°00'12"E	54.54	18.17	9.13	⑥ 0°24'32.8"	828.00	7.94	3.97
④ N02°30'37"E	31.24	20.30	10.49	⑦ N31°55'11"W	348.00	34.29	17.14
⑤ S41°27'28"	34.00	20.30	10.49				



CONVERGENCE ANGLE AT SW 1/4 OF SEC. 31, T18S, R20W, S24M = 00°28'14"

15  
433

COPY

SHEET 20 OF 38 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T1S, R2W, S18M.  
 HUNSMER AND ASSOCIATES, INC. JANUARY, 2006

SEE SHEET 26

SEE SHEET 237

SEE SHEET 238

SEE SHEET 239

SEE SHEET 240

SEE SHEET 241

SEE SHEET 242

SEE SHEET 243

SEE SHEET 244

ORANGE WAY

POWDERHORN LANE

LOT "HH"

EAGLE RIDGE COURT

LOT "MM"

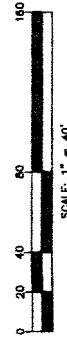
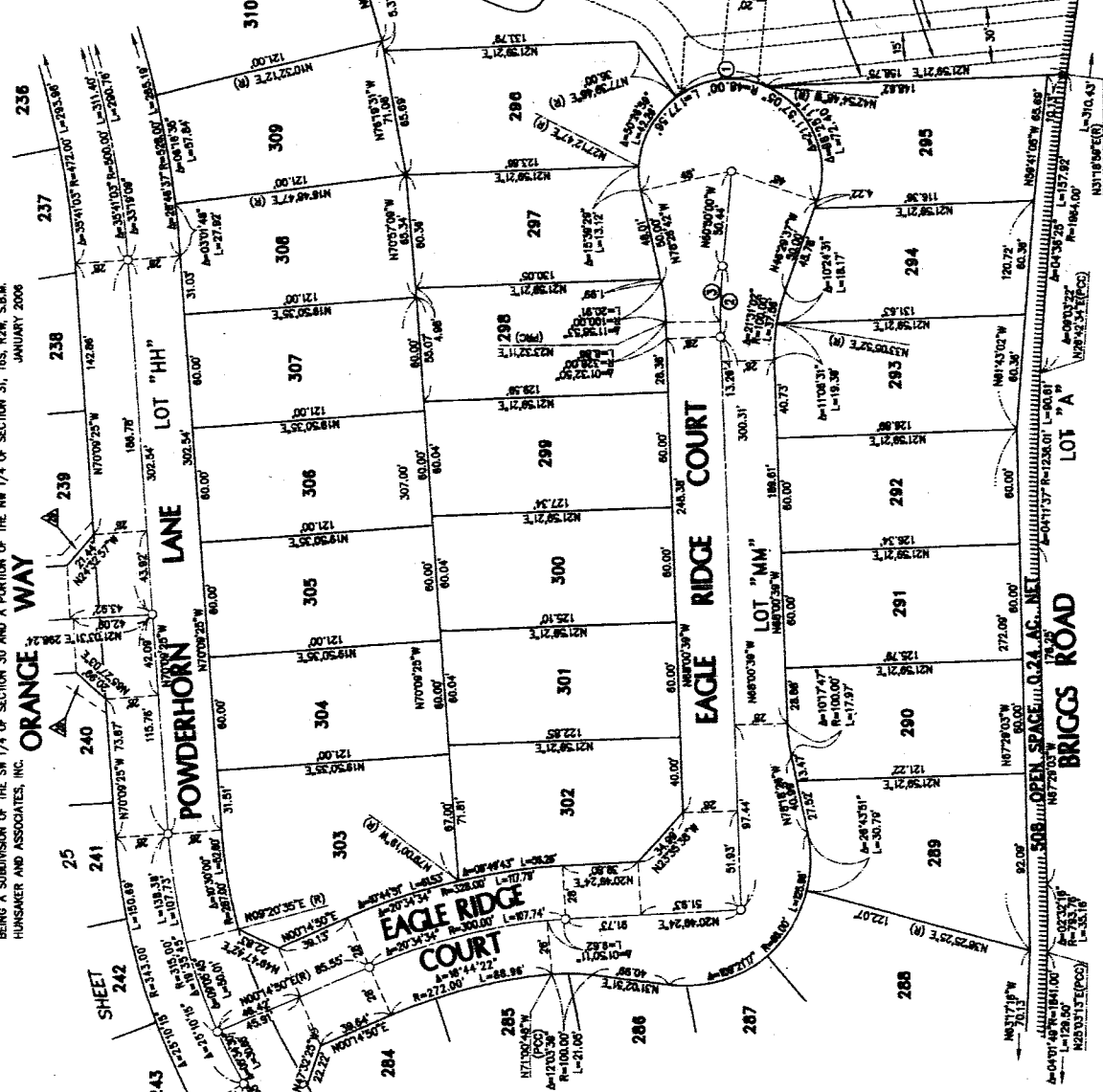
LOT "AA"

BRIGGS ROAD

OPEN SPACE 0.24 AC. NET

508' OPEN SPACE

507 DETENTION BASIN 2.06 AC. NET



**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM  
 ELEVATION, UTILITY MAP, GPS CONTROL &  
 EASIMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT  
 NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 59°25'26"	48.00'	49.76'	27.39'
② 07°10'36"	300.00'	37.95'	18.82'
③ 05°37'46"	300.00'	28.46'	14.75'

SEE SHEET 31

SEE SHEET 30

SEE DETAIL "A" SHEET 33 FOR DELINEATION

SEE DETAIL "B" SHEET 33 FOR DELINEATION

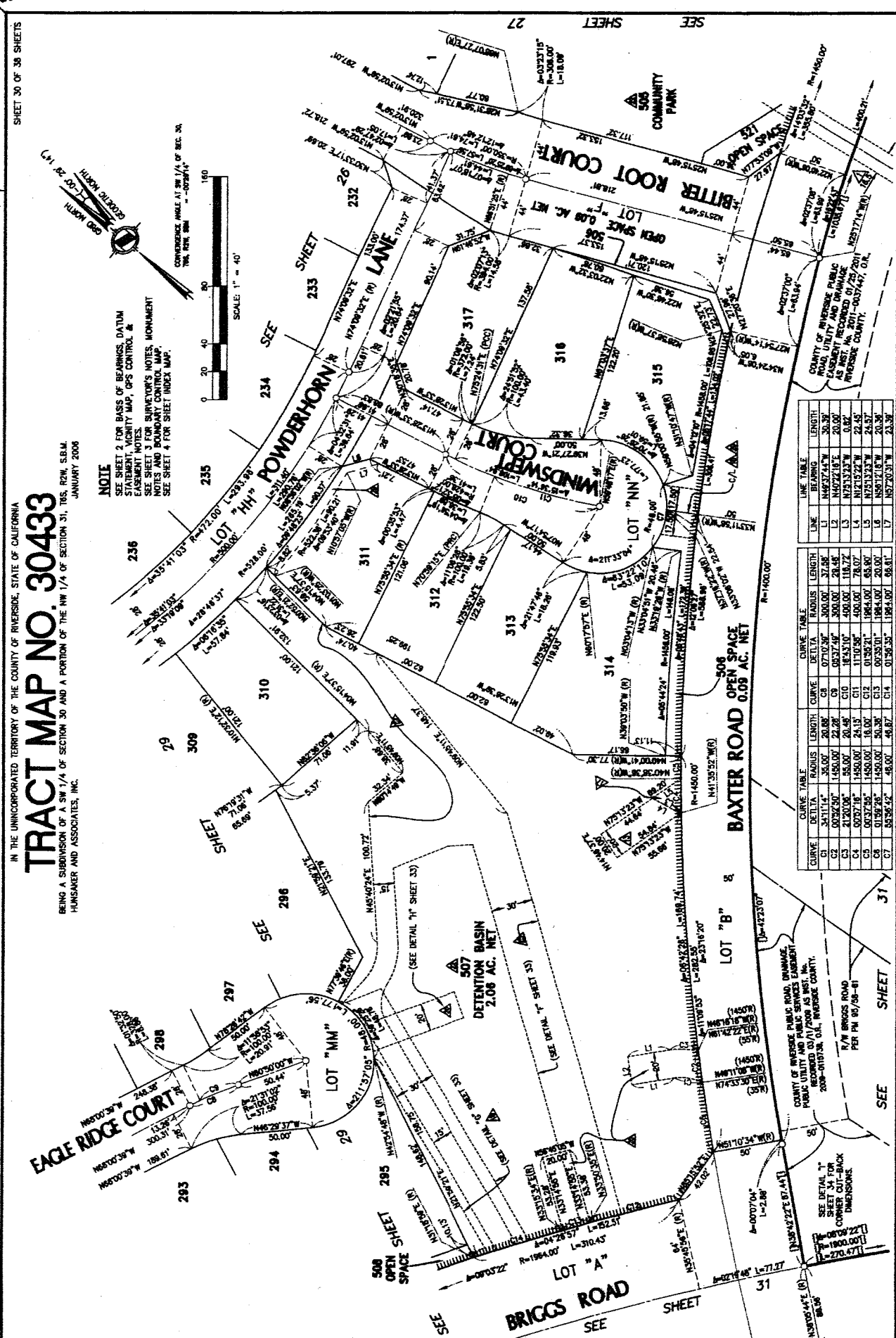
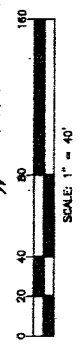
SEE DETAIL "C" SHEET 33 FOR DELINEATION

SEE DETAIL "D" SHEET 33 FOR DELINEATION

COPY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF A SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T10S, R2W, S24M  
 HUNSAKER AND ASSOCIATES, INC. JANUARY 2006

**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL & EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



CURVE TABLE				CURVE TABLE			
LINE	BEARING	LENGTH	RADIUS	DELTA	LENGTH	RADIUS	DELTA
C1	S34°11'14"	26.00	20.00	97°10'36"	300.00	37.50	37.50
C2	S09°24'50"	1450.00	22.28	08°37'49"	300.00	28.48	28.48
C3	S17°20'00"	55.00	20.45	18°53'10"	400.00	118.72	118.72
C4	S07°27'15"	1450.00	21.15	11°05'56"	400.00	78.07	78.07
C5	S07°37'55"	1450.00	16.00	01°35'21"	1984.00	43.80	43.80
C6	S15°58'52"	48.00	46.87	09°35'01"	1984.00	20.90	20.90
C7	S53°58'52"	48.00	46.87	01°36'35"	1984.00	58.41	58.41

SEE DETAIL "N" CORNER CUT-BACK DIMENSIONS.  
 COUNTY OF RIVERSIDE PUBLIC ROAD, DRAINAGE PUBLIC UTILITY AND PUBLIC SERVICES EASEMENT RECORDED TO 1/17/05 AS INSTR. NO. 2008-016130. CIL, RIVERSIDE COUNTY. R/W BRIGGS ROAD PER PM 90738-81

3/31/23  
COPY

SHEET 31 OF 38 SHEETS

SEE SHEET 32

SEE SHEET 27

SEE SHEET 29

SEE SHEET 30

SEE SHEET 31

SEE SHEET 32

SEE SHEET 33

SEE SHEET 34

SEE SHEET 35

SEE SHEET 36

SEE SHEET 37

SEE SHEET 38

SEE SHEET 39

SEE SHEET 40

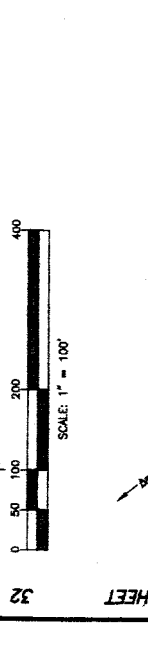
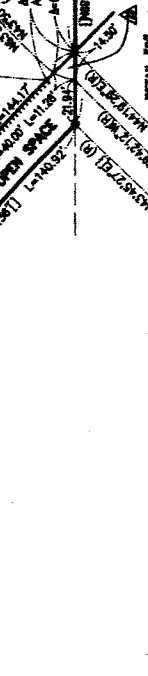
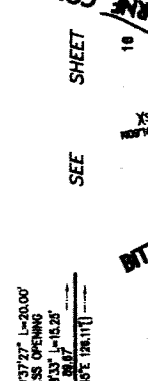
# TRACT MAP NO. 30433

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T10S, R20W, S38M,  
HUNSMER AND ASSOCIATES, INC. JANUARY 2008

## MONUMENT NOTES:

- (A) FD. 1" IRON PIPE & LS 5386 PLUG, FLUSH, PER RS 119/24.
- (B) FD. 1" IRON PIPE & LS 3688 TAG, FLUSH, PER PHB 10/81.
- (C) RS 109/27-30, RS 119/24.
- (D) FD. 3/4" IRON PIPE & WALL, NO TAG, DN, U.S. ACCEPTED AS P.I. OF BRIGGS RD. PER RS 109/27-30, RS 119/24.

NOTE  
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, GPS CONTROL, & EASEMENT NOTES.  
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT SITES AND BOUNDARY CONTROL MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.



SEE DETAIL 'J' SHEET 34 FOR CORNER CUT-BACK DIMENSIONS

SEE SHEET 32

SEE SHEET 27

SEE SHEET 29

SEE SHEET 30

SEE SHEET 31

SEE SHEET 32

SEE SHEET 33

SEE SHEET 34

SEE SHEET 35

SEE SHEET 36

SEE SHEET 37

SEE SHEET 38

SEE SHEET 39

SEE SHEET 40

SEE SHEET 32

SEE SHEET 27

SEE SHEET 29

SEE SHEET 30

SEE SHEET 31

SEE SHEET 32

SEE SHEET 33

SEE SHEET 34

SEE SHEET 35

SEE SHEET 36

SEE SHEET 37

SEE SHEET 38

SEE SHEET 39

SEE SHEET 40

COPY

**MONUMENT NOTES:**

① FD. 1" IRON PIPE & LS 5386 PLUG, FLUSH, PER RS 119/34.

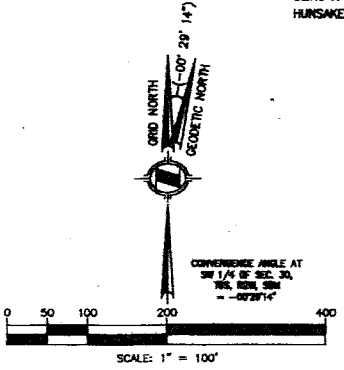
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**

BEING A SUBDIVISION OF A SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.  
 HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

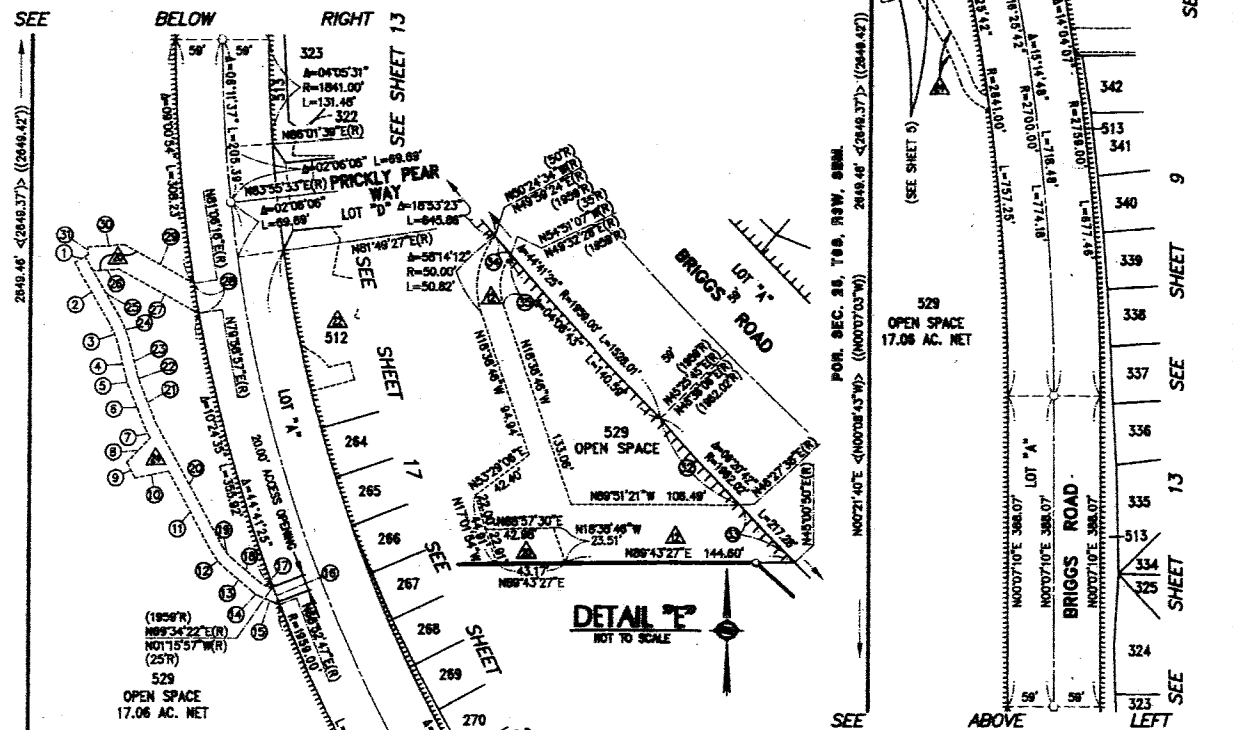
SHEET 32 OF 38 SHEETS

FD. 1" IRON PIPE & LS 3686 TAG, FLUSH, ACCEPTED AS 1/4 CORNER SEC. 30, T8S, R2W & SEC. 25, T8S, R2W, S.B.M., PER P.M.B. 48/76, RS 76/86, RS 107/87-88 & P.M.B. 211/45-46.

POR. SW 1/4 NW 1/4 SEC. 30, T8S, R2W, S.B.M.



**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



**DATA TABLE**

BEARING/Delta	RADIUS	LENGTH
① N00°12'46"E	19.51'	
② N29°47'14"W	84.06'	
③ 16°18'49"	135.00'	38.44'
④ N13°28'25"W		39.25'
⑤ S02°54'	85.00'	9.13'
⑥ N21°31'19"W		57.88'
⑦ N28°23'32"W		13.28'
⑧ N43°44'19"E		42.40'
⑨ N28°46'40"W		22.00'
⑩ N79°12'44"E		42.98'
⑪ N28°23'32"W		115.45'

**DATA TABLE**

BEARING/Delta	RADIUS	LENGTH	BEARING/Delta	RADIUS	LENGTH
⑫ 21°34'08"	85.00'	24.47'	⑲ N29°47'14"W		84.06'
⑬ N48°57'41"W		45.36'	⑳ N88°56'46"E		32.65'
⑭ 17°15'05"	40.00'	12.04'	㉑ N60°53'55"W		114.99'
⑮ N67°12'46"W		28.52'	⑳ 01°07'19"	1958.00'	38.36'
⑯ 00°41'35"	1958.00'	23.70'	㉓ N60°53'55"W		99.72'
⑰ 41°18'16"	25.00'	18.02'	㉔ N88°56'46"E		48.33'
⑱ N48°57'41"W		45.36'	㉕ N03°03'14"W		10.00'
⑳ 21°34'08"	50.00'	18.82'	㉖ 02°08'28"	1982.02'	73.32'
㉑ N28°23'32"W		175.83'	㉗ 01°26'48"	1982.02'	48.54'
㉒ N21°31'19"W		58.98'	㉘ 00°28'36"	1958.00'	15.35'
㉓ 08°02'54"	50.00'	7.02'	㉙ 53°47'38"	35.00'	32.86'
㉔ N13°28'25"W		39.25'			
㉕ 16°18'49"	150.00'	42.71'			

POR. SEC. 25, T8S, R2W, S.B.M.

N00°12'46"E <(N00°07'03"W)>

NW 1/4 NW 1/4 SEC. 30, T8S, R2W, S.B.M.

PARCEL "A"  
 LLA 4764  
 INST. No.: 888225, O.R.  
 REC. 8/30/04

43.00' WIDE ACCESS OPENING (SEE SHEET 28)

SEE SHEET 28 & 31

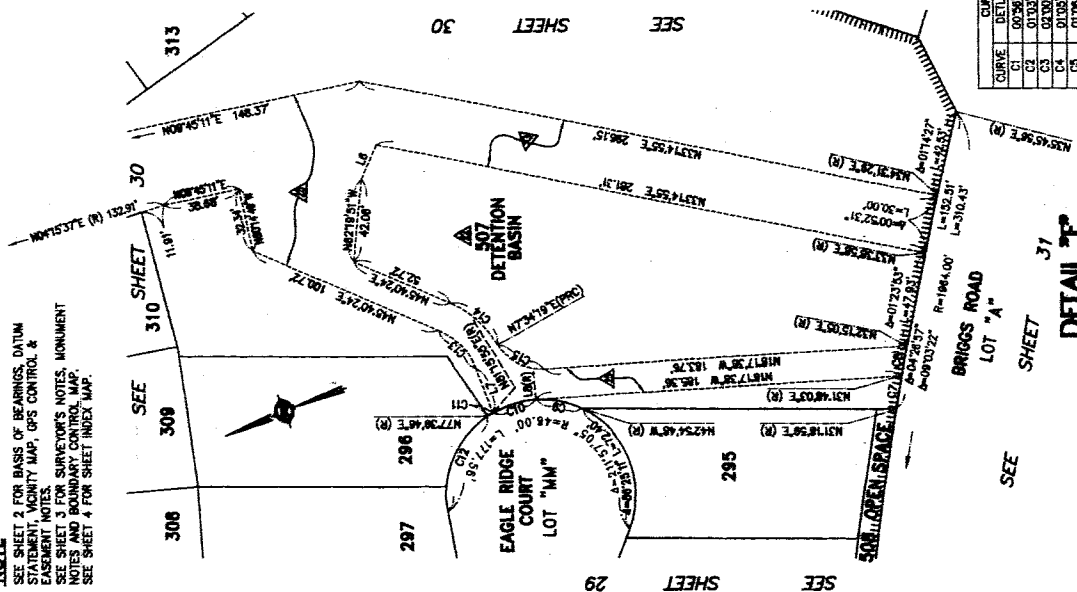
433 55

SHEET 33 OF 36 SHEETS

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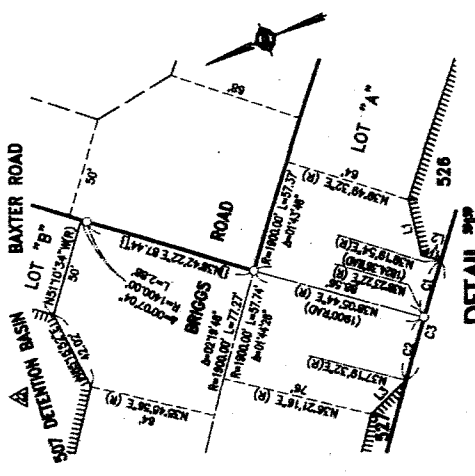
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF A SW 1/4 OF SECTION 31, T8S, R2W, S8M.  
 HUNSMAN AND ASSOCIATES, INC. JANUARY 2008

**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.  
 SEE SHEET 3 FOR SUBDIVISION NOTES, MONUMENT MAP, STAKE SURVEY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



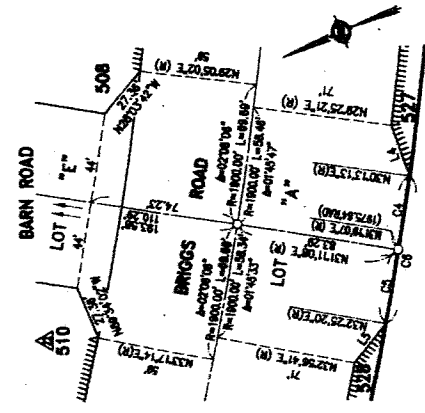
LINE	BEARING	LENGTH
L1	N80°44'04"W	28.07
L2	N38°05'44"E	10.13
L3	N33°04'37"W	24.60
L4	N28°11'24"W	28.83
L5	N44°19'30"W	18.67
L6	N88°40'30"W	23.77
L8	N71°52'22"W	

CURVE	DELTA	RADIUS	LENGTH
C1	00°58'32"	1824.36	30.00
C2	01°03'20"	1824.36	33.88
C3	02°00'24"	1824.36	63.85
C4	01°03'24"	1824.36	37.87
C5	01°06'13"	1824.36	38.00
C6	02°12'07"	1824.36	75.83
C7	00°28'04"	1884.00	18.61
C8	00°27'02"	1884.00	15.44
C9	28°27'24"	48.00	24.12
C10	27°01'43"	48.00	22.64
C11	03°38'19"	48.00	3.02
C12	84°08'42"	38.00	27.88
C13	84°08'42"	38.00	27.88
C14	34°43'18"	50.00	31.07
C15	64°38'03"	48.00	21.88



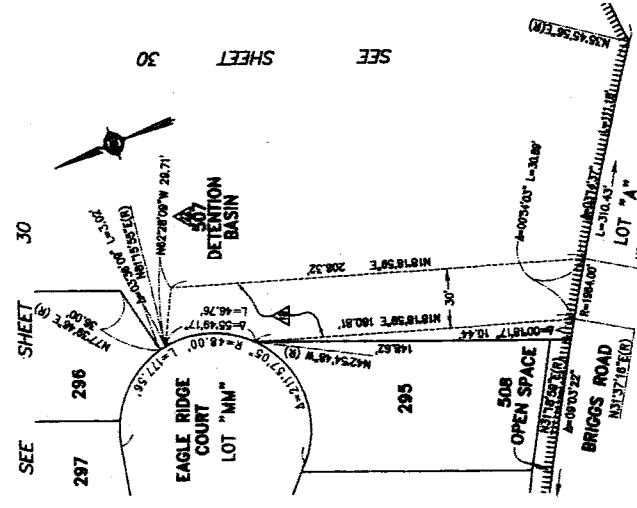
**DETAIL "A"**  
 1"=40'

SEE SHEET 31



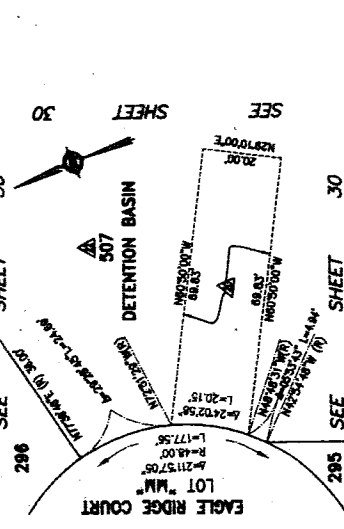
**DETAIL "E"**  
 1"=40'

SEE SHEET 31



**DETAIL "G"**  
 1"=40'

SEE SHEET 30



**DETAIL "H"**  
 1"=40'

SEE SHEET 30

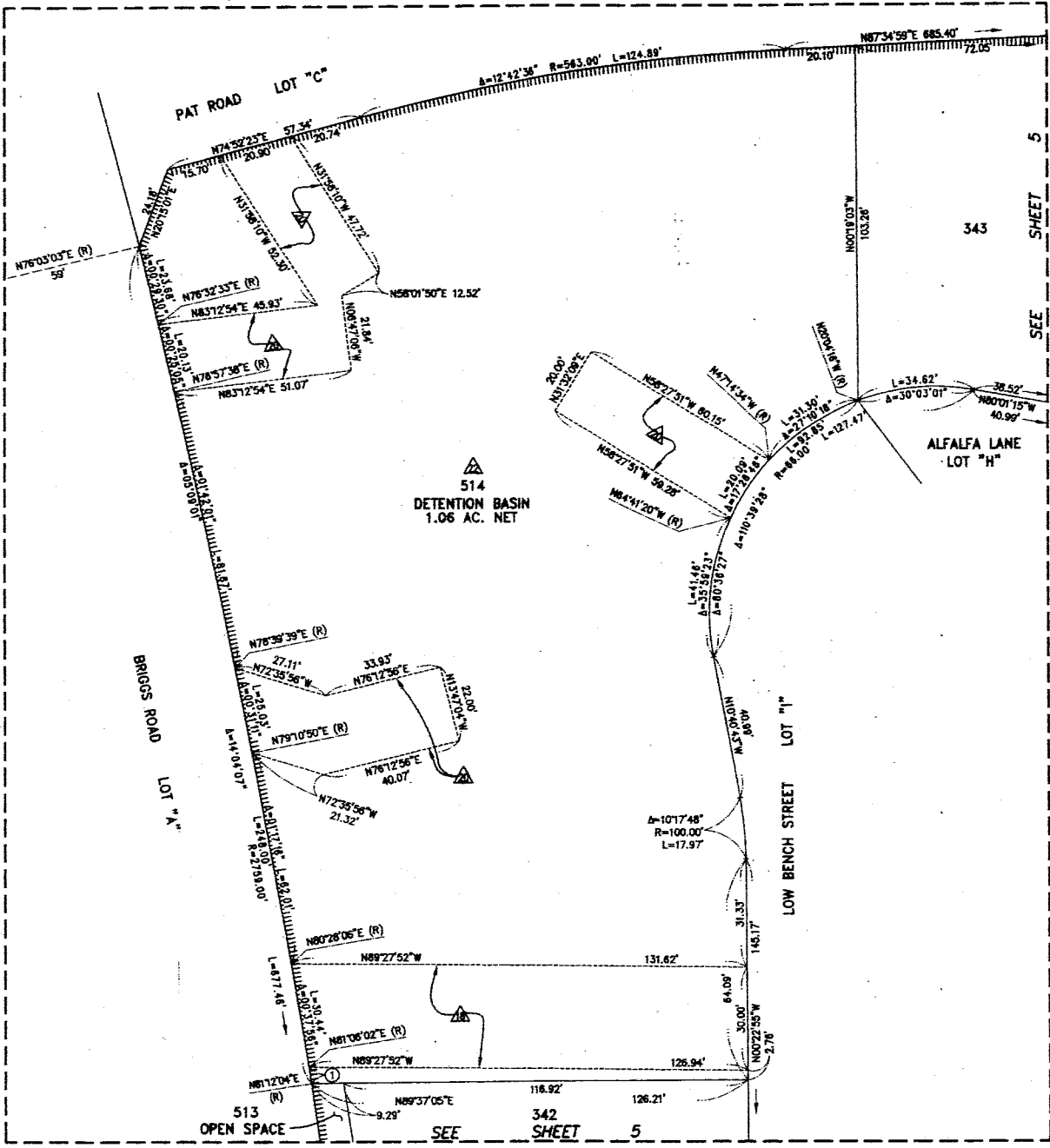


8.9/25  
COPY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**

SHEET 34 OF 36 SHEETS

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.  
 HUNSAKER AND ASSOCIATES, INC. JANUARY 2008



514  
 DETENTION BASIN  
 1.06 AC. NET

513  
 OPEN SPACE

DETAIL "K"  
 SCALE: 1" = 20'

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 0°06'02"	2758.00'	4.84'	2.42'

**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.

CONCORDANCE ANGLE AT SW 1/4 OF SEC. 30, T8S, R2W, S.B.M. = -0°29'14"



SCALE: 1" = 20'



SEE SHEET 5

SEE

SHEET 5

12/15

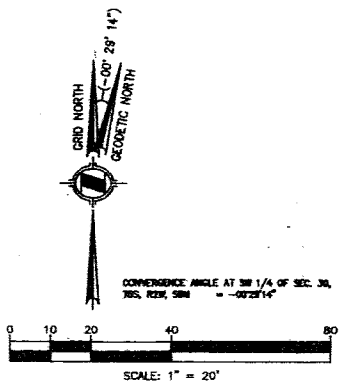
COPY

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

SHEET 35 OF 38 SHEETS

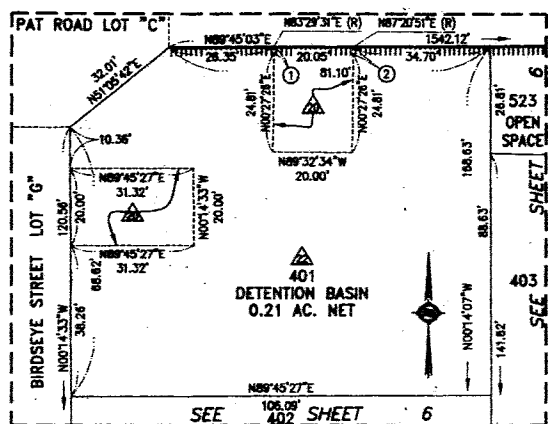
# TRACT MAP NO. 30433

BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S.B.M.  
HUNSAKER AND ASSOCIATES, INC. JANUARY 2008

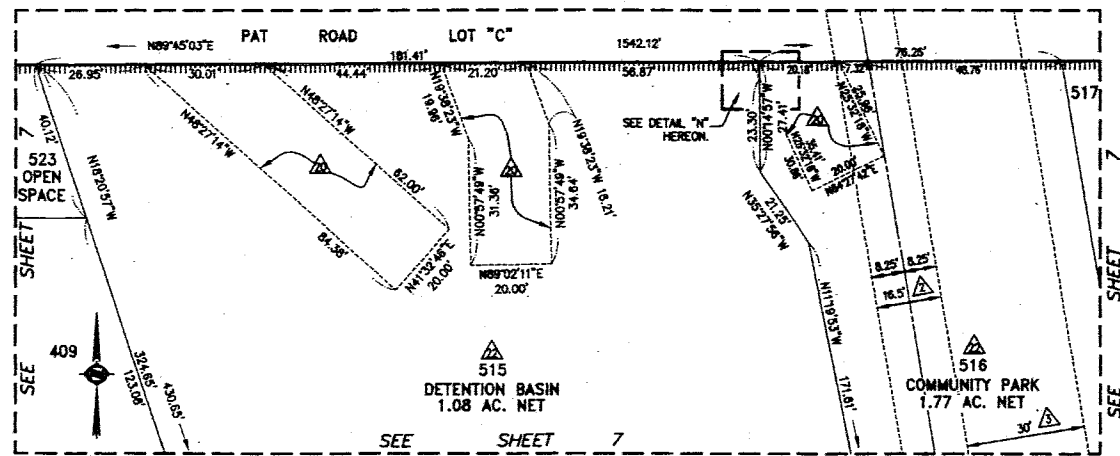


**DATA TABLE**

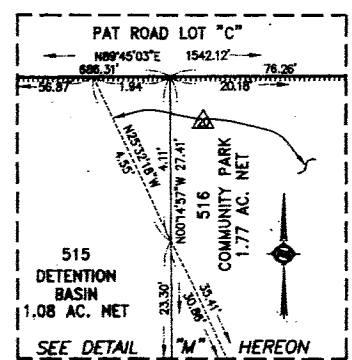
BEARING/Delta	RADIUS	LENGTH	TANGENT
① 06°57'55"	12.50'	1.52'	0.76'
② 03°06'35"	32.50'	1.76'	0.88'



**DETAIL "L"**  
SCALE: 1" = 20'



**DETAIL "M"**  
SCALE: 1" = 20'



**DETAIL "N"**  
SCALE: 1" = 20'

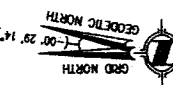
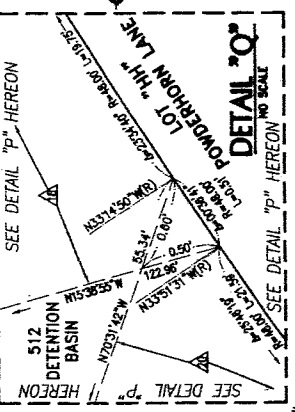
**NOTE**  
SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL & EASEMENT NOTES.  
SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
SEE SHEET 4 FOR SHEET INDEX MAP.

1434  
38

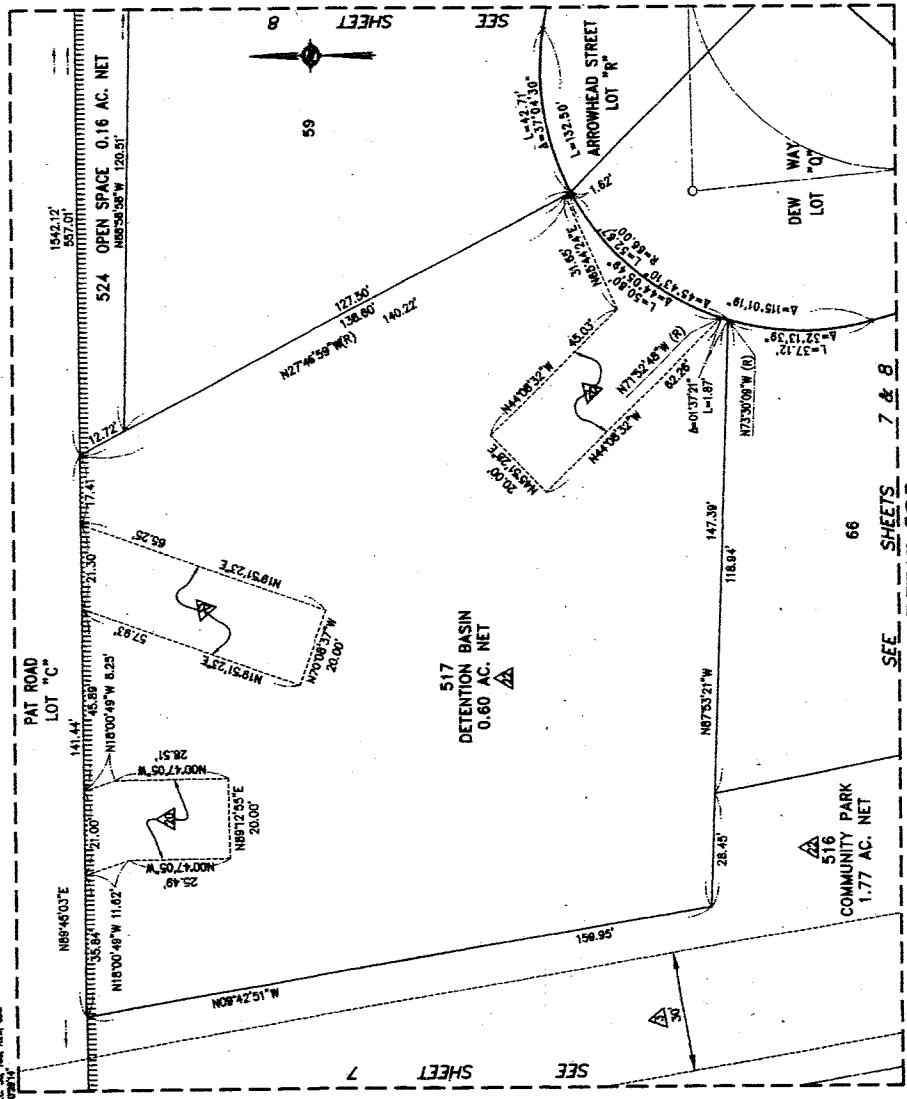
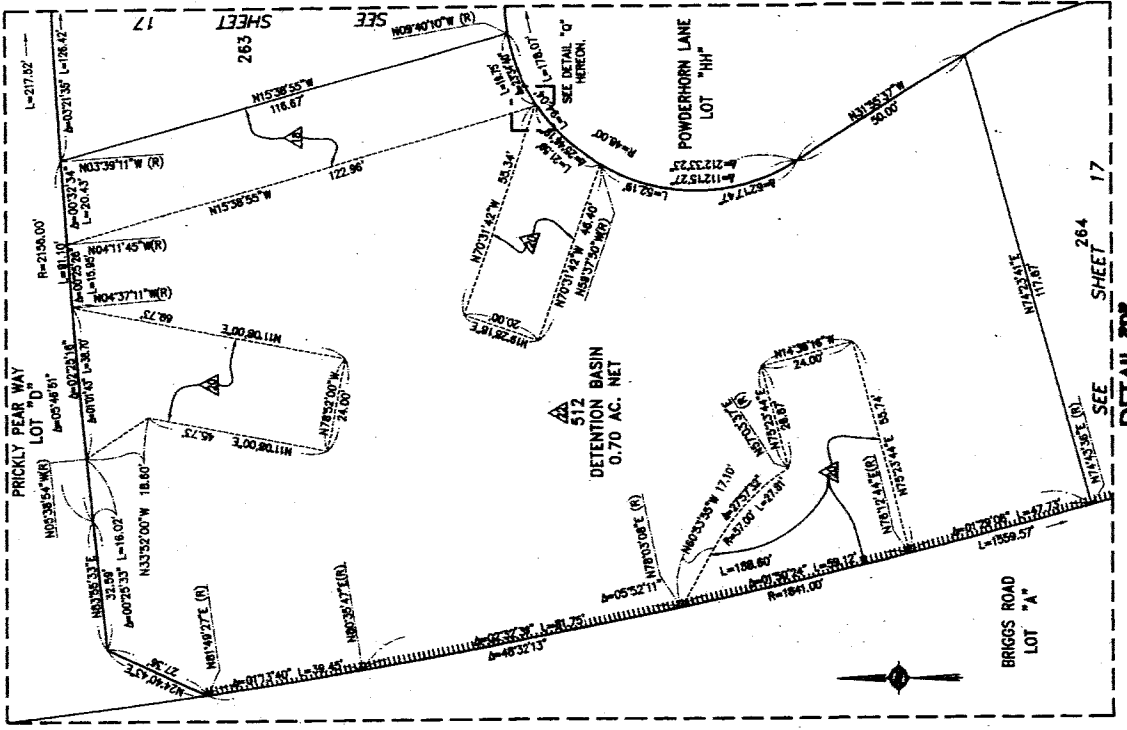
COPY

SHEET 36 OF 38 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S.B.M.  
 HUNSMAKER AND ASSOCIATES, INC.  
 JANUARY 2006



**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS,  
 MONUMENTS AND CONTROL POINTS.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES,  
 MONUMENT NOTES AND BOUNDARY  
 CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



SEE SHEET 264  
 DETAIL 'P'  
 SCALE: 1" = 20'

SEE SHEETS 7 & 8  
 DETAIL 'O'  
 SCALE: 1" = 20'

66

SEE SHEET 7

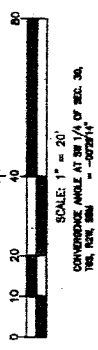
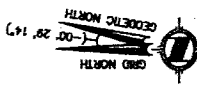
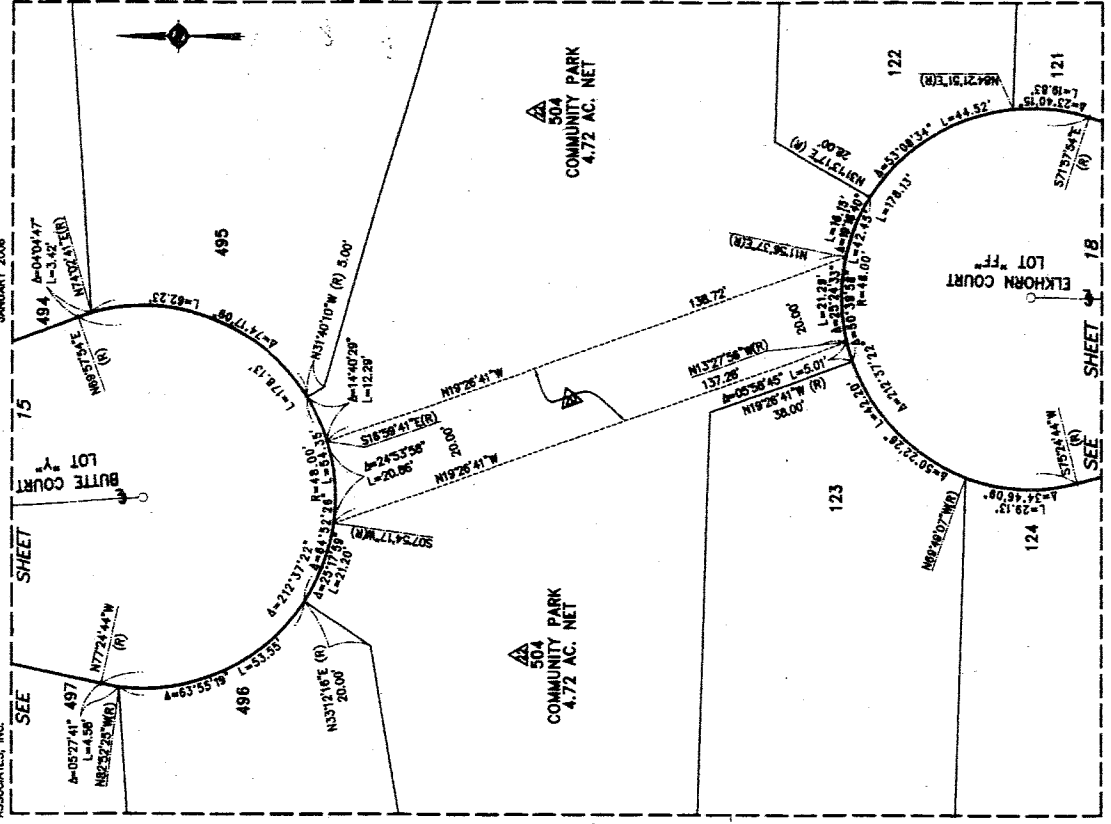
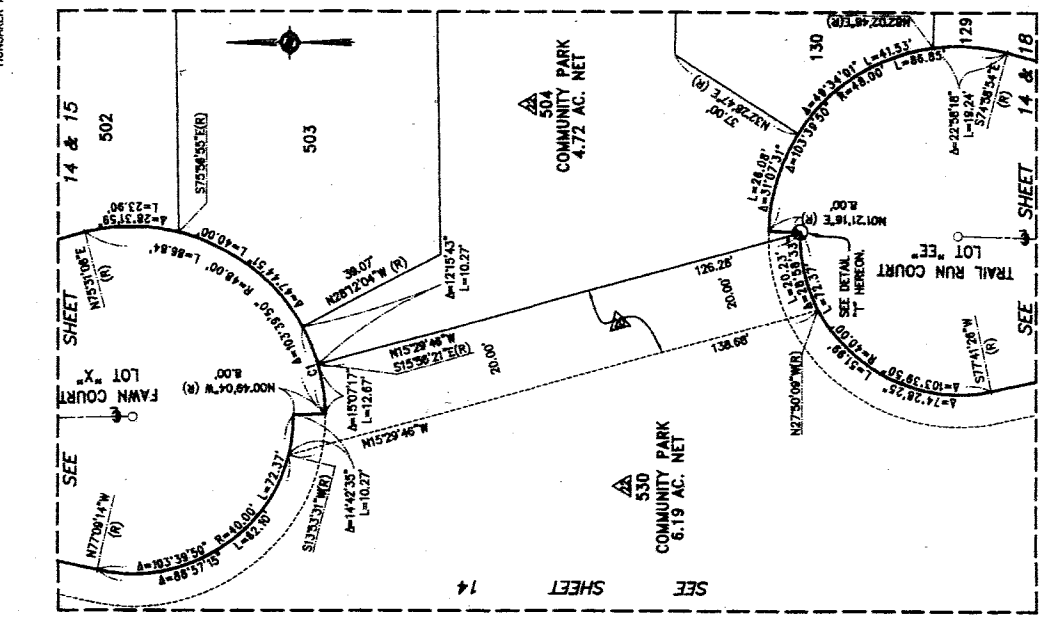


334  
15  
COPY

SHEET 37 OF 38 SHEETS

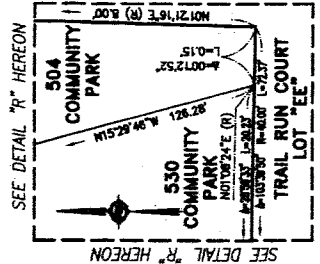
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBDIVISION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T8S, R2W, S8M.  
 HUNSAVER AND ASSOCIATES, INC. JANUARY, 2008

CURVE	DELTA	BANKS	LENGTH
C1	272.00°	48.00'	242.84'



**NOTE**

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT MAP, GPS CONTROL, EASEMENT NOTES.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



DETAIL "R" SCALE 1"=20'

DETAIL "S" SCALE 1"=20'

834  
00  
COPY

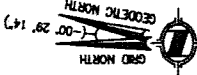
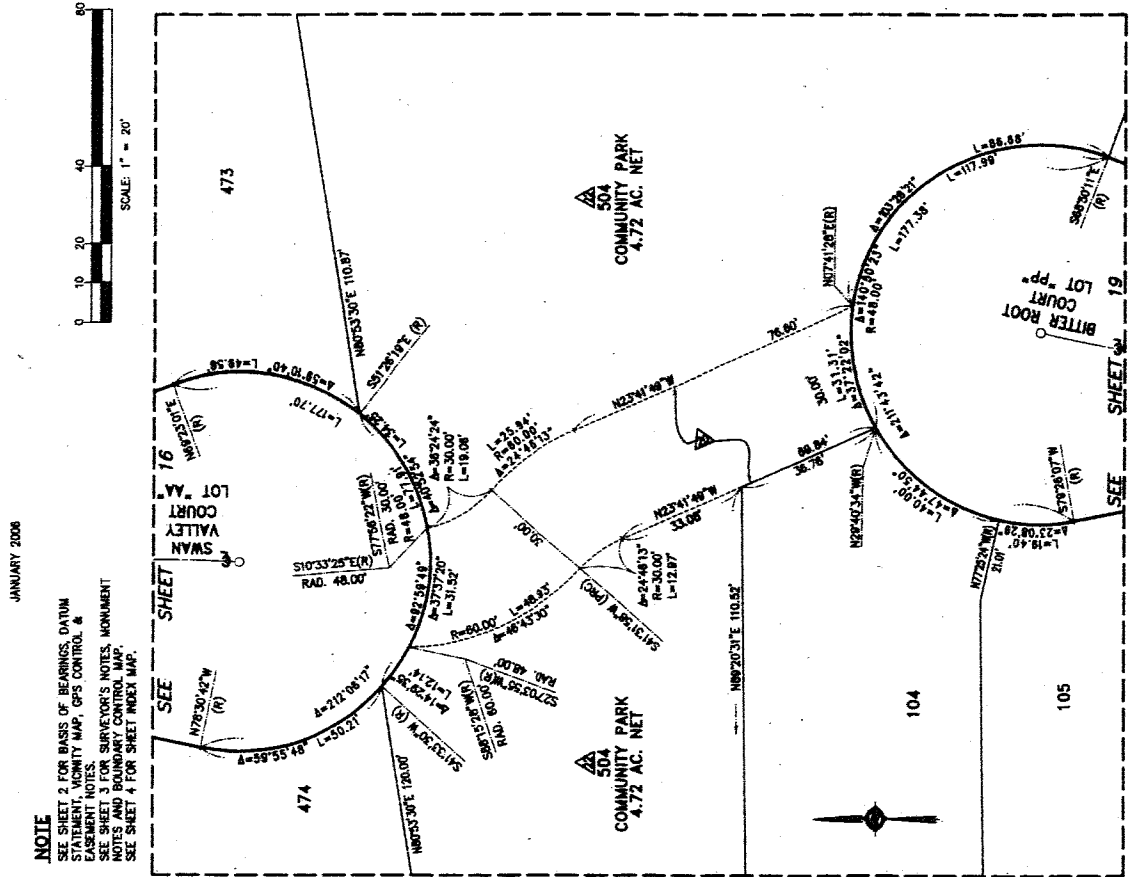
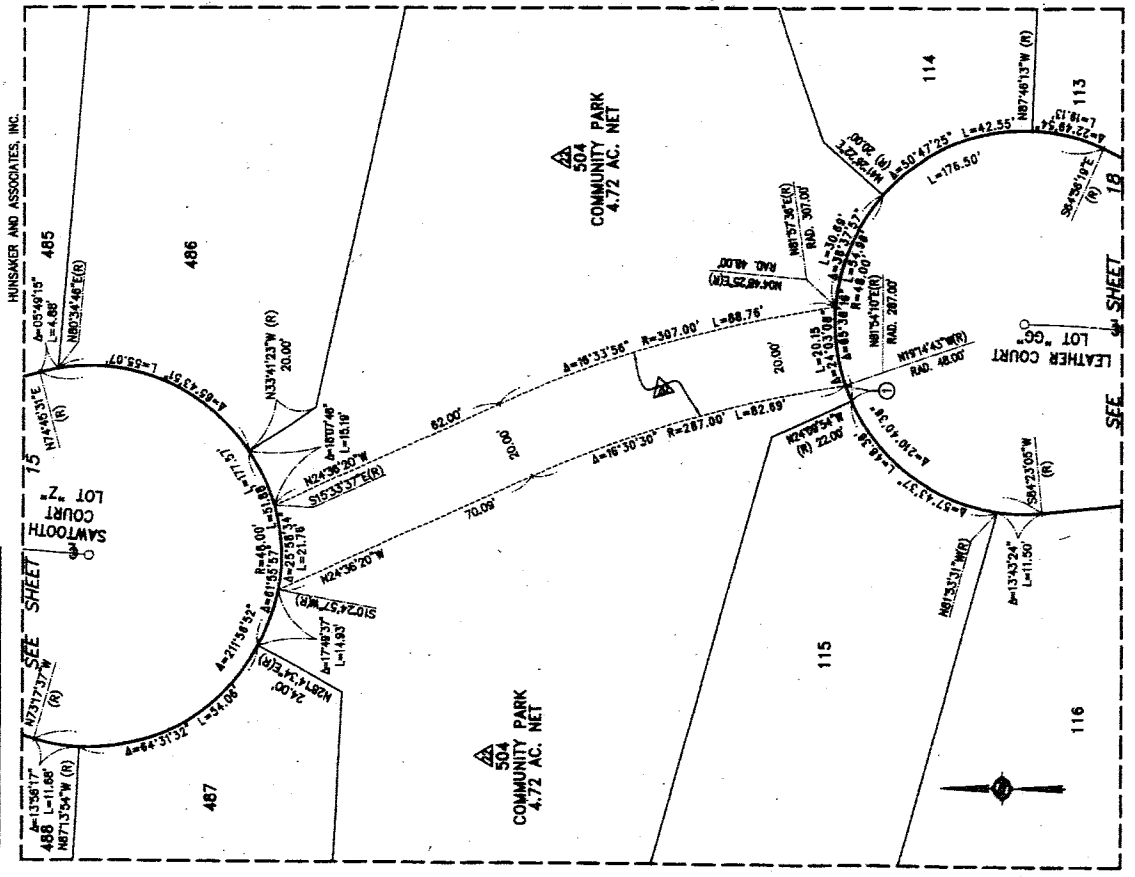
SHEET 36 OF 36 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT MAP NO. 30433**  
 BEING A SUBMISSION OF THE SW 1/4 OF SECTION 30 AND A PORTION OF THE NW 1/4 OF SECTION 31, T6S, R2W, S.B.M.  
 HUNSMER AND ASSOCIATES, INC.  
 JANUARY 2008

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
① 04°55'11"	48.00'	4.12'	2.00'

**NOTE**  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT, GPS CONTROL & ADJUSTMENT.  
 SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND BOUNDARY CONTROL MAP.  
 SEE SHEET 4 FOR SHEET INDEX MAP.



DETAIL "U"  
 SCALE 1" = 20'

DETAIL "J"  
 SCALE 1" = 20'