

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

# TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

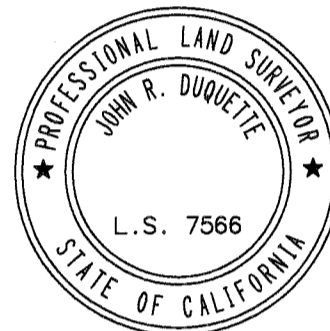


### SURVEYOR'S STATEMENT

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

DATE: Aug. 5, 2015

John R. Duquette  
JOHN R. DUQUETTE, L.S. 7566  
EXPIRES 12-31-2015



### 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 NO. 29597 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISOR'S ON SEPTEMBER 09, 2003, THE EXPIRATION DATE BEING SEPTEMBER 09, 2016, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_, 20\_\_\_\_.

Richard G. Lantis  
RICHARD G. LANTIS  
COUNTY SURVEYOR  
L.S. NO. 7611,  
EXPIRES 12-31-2016



### SIGNATURE OMISSION

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

A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.

AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES AS GRANTED TO HAROLD W. JAMES AND FRED A. JAMES BY DEED RECORDED OCTOBER 26, 1978 AS INSTRUMENT NO. 225754, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN OFFER OF DEDICATION FOR WATER FACILITIES GRANTED TO RIVERSIDE HIGHLAND WATER COMPANY PER DOCUMENT RECORDED JULY 20, 2005 AS INSTRUMENT NO. 2005-578353 O.R. CANNOT BE LOCATED FROM RECORD.

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS,  
AT PAGES \_\_\_\_\_, AT THE REQUEST OF  
THE CLERK OF THE BOARD  
NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: \_\_\_\_\_, DEPUTY

SUBDIVISION GUARANTEE:  
FIRST AMERICAN TITLE INSURANCE COMPANY

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 29,513.92.

DATE: OCTOBER 13, 2015.

DON KENT, COUNTY TAX COLLECTOR

BY: Swansea, DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: \_\_\_\_\_, 20\_\_\_\_.

CASH OR SURETY BOND  
DON KENT  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

### BOARD OF SUPERVISOR'S STATEMENT

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

THE DEDICATION OF THE EASEMENT TO PUBLIC USE OF THE 8.00 FOOT WIDE COMMUNITY TRAIL EASEMENT AS SHOWN HEREON IS HEREBY ACCEPTED.

THE OFFERS OF DEDICATION MADE HEREON OF THE STORM DRAIN EASEMENTS ARE HEREBY NOT ACCEPTED.

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

THE DEDICATION OF THE EASEMENT FOR PUBLIC USE FOR SEWER PURPOSES IS HEREBY ACCEPTED.

DATE: \_\_\_\_\_, 20\_\_\_\_.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
SUPERVISORS

ATTEST:  
KECIA HARPER-IHEM  
CLERK OF THE BOARD OF

BY: \_\_\_\_\_  
DEPUTY  
CHAIRMAN OF THE BOARD OF SUPERVISORS

### RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT CERTIFICATE OF ACCEPTANCE

THE RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE MULTI-PURPOSE TRAIL EASEMENT AS SHOWN HEREON TO VEST TITLE IN THE DISTRICT ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID EASEMENT SHALL NOT BECOME A PART OF THE DISTRICT'S MAINTAINED TRAIL SYSTEM.

DATED: 8/24/15

Scott Bangle  
SCOTT BANGLE  
PARKS DIRECTOR

### OWNER'S STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE MULTI-PURPOSE TRAIL EASEMENT AS SHOWN HEREON. THE DEDICATION IS FOR MULTI-TRAIL PURPOSES IN FAVOR OF RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ALL OF LOT 125 AND THE STORM DRAIN EASEMENTS LYING WITHIN LOT 124 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: THE 60 FOOT BY 25 FOOT DRAINAGE EASEMENT LYING WITHIN LOT 123, THE 17 FOOT BY 19 FOOT DRAINAGE EASEMENT AND THE 30 FOOT WIDE DRAINAGE EASEMENTS LYING WITHIN LOT 124 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: THE SEWER EASEMENT AS SHOWN HEREON FOR SEWER PURPOSES.

WE HEREBY RETAIN LOT 123, 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 LOT 124, INDICATED AS "SCHOOL SITE" AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOT 125, INDICATED AS "DEBRIS BASIN" AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

### OWNER

SMR PHASE 1 JOINT VENTURE LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: SFI SPRING MOUNTAIN RANCH PHASE 1 LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS AUTHORIZED MEMBER

BY: Allen Barrett BY: Scott Hansen  
ALLEN BARRETT MEMBER SCOTT HANSEN MEMBER

### NOTARY ACKNOWLEDGEMENT

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, )SS.  
COUNTY OF Riverside

ON THIS 30 DAY OF July, 2015 BEFORE ME,  
John Anthony, A NOTARY PUBLIC, PERSONALLY APPEARED  
Allen Barrett AND Scott Hansen  
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(IES) 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.

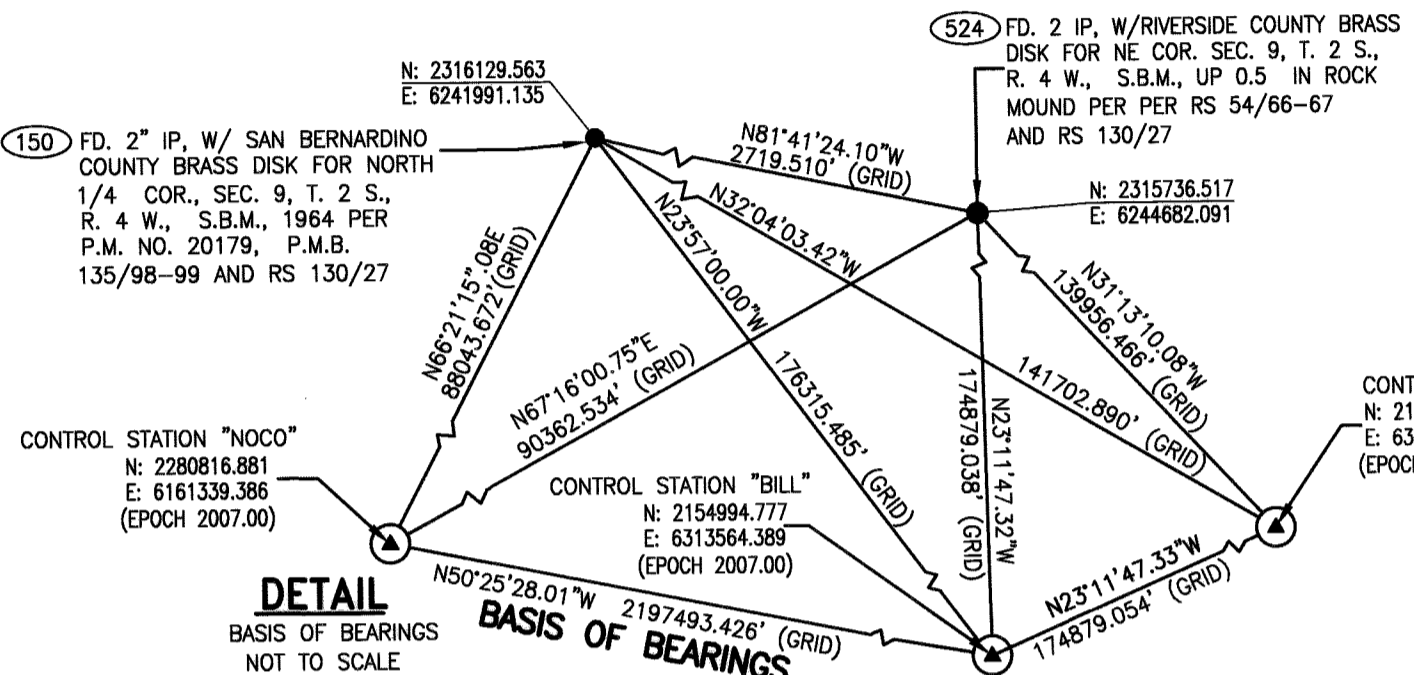
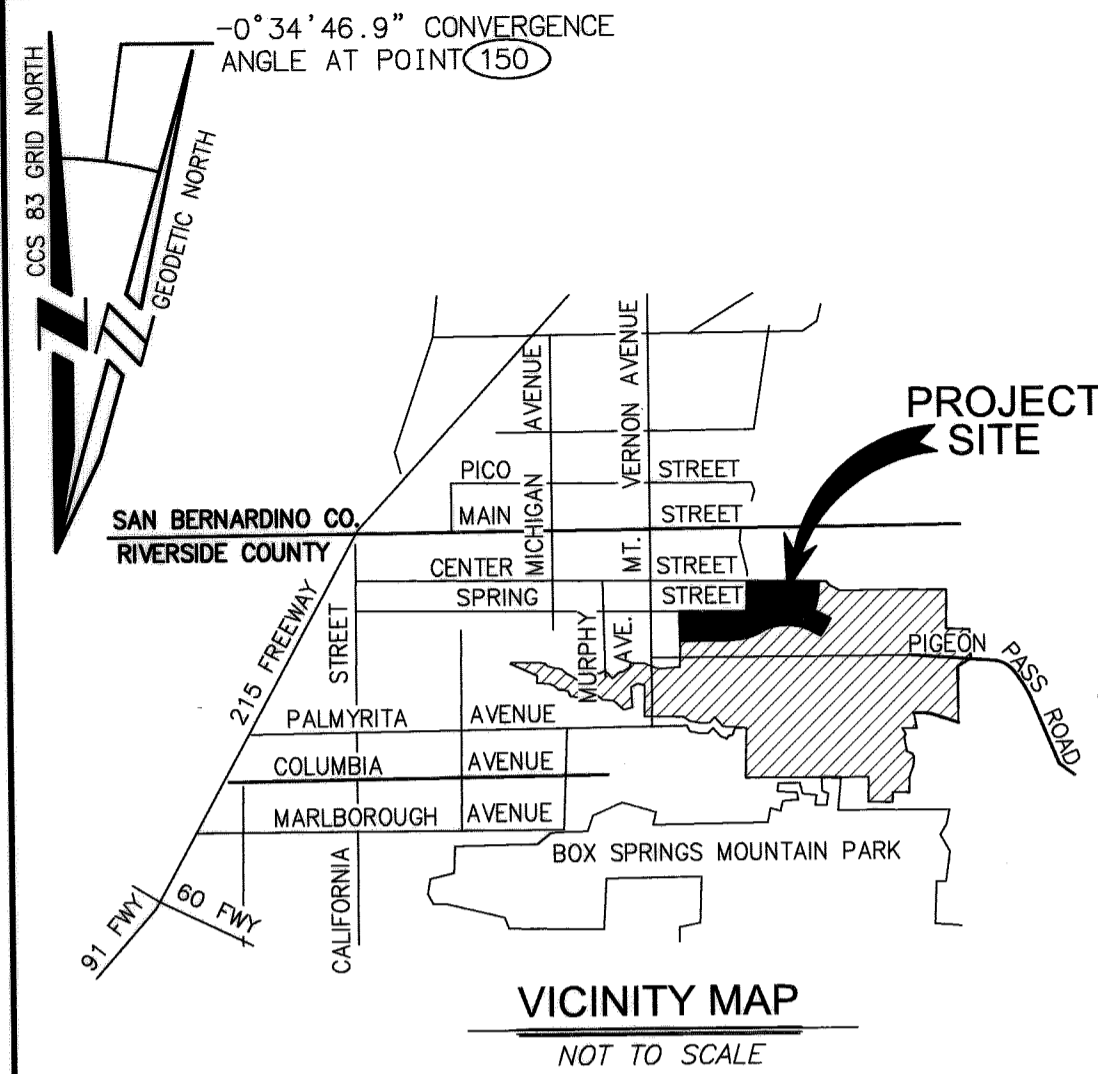
WITNESS MY HAND AND OFFICIAL SEAL MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

John Anthony  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES NOV. 25, 2015  
MY COMMISSION NUMBER 1958586

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

# TRACT NO. 29597

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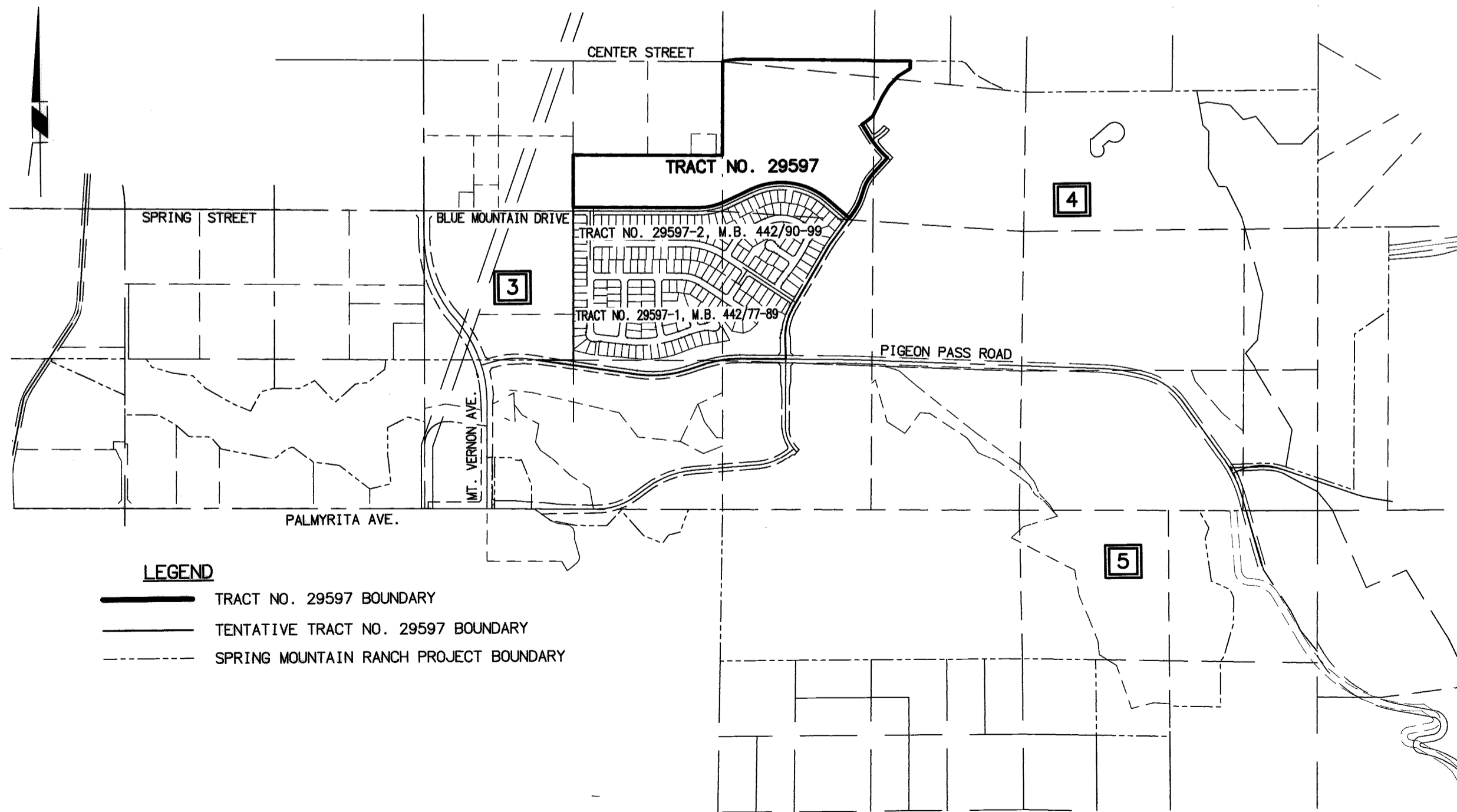


### ENVIRONMENTAL CONSTRAINT NOTE

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

### BOUNDARY SHEET INDEX MAP

**4** INDICATES BOUNDARY ESTABLISHMENT SHEET NUMBER



### REFERENCE NOTES

- R1 - PARCEL MAP NO. 20179, P.M.B. 135/98-99
- R2 - PARCEL MAP NO. 30485-1, P.M.B. 206/24-25
- R3 - PARCEL MAP NO. 13067, P.M.B. 67/30-34
- R4 - RECORD OF SURVEY 54/66-67
- R5 - RECORD OF SURVEY 40/22
- R6 - RECORD OF SURVEY 96/29-35
- R7 - RECORD OF SURVEY 89/96-97
- R8 - RECORD OF SURVEY, 130/27
- R9 - PARCEL MAP NO. 5150, P.M.B. 9/49
- R10 - RECORD OF SURVEY 9/85, ROBINSON TRACT
- R11 - LOT LINE ADJUSTMENT NO. 4691, INST. NO. 2004-0118105 O.R.

CONTROL STATION "DVLS"  
N: 2196047.398  
E: 6317223.991  
(EPOCH 2007.00)

### MONUMENT NOTES: (CONTINUED)

- 527 - FD. 2.5" HI BY 0.8" WIDE ROCK W/POINT ON ROCK. ACCEPTED AS E 1/4 COR. SEC. 16 PER RS 54/66-67 AND PMB 9/49.
- 530 - FD. 2" IP W/NAIL & TAG "RCE 862", UP 0.1'. NO REF. ACCEPTED AS CENTER SEC. 16 PER PMB 9/49.
- 531 - FD. 1" BRASS CAP, STAMPED AS SHOWN, UP 0.5' PER RS 54/66-67. ACCEPTED AS NE COR. SEC. 15
- 532 - FD. 2" IP W/NAIL & TAG "RCE 16583". FLUSH, PER PMB 205/24-26.
- 933 - FD. 1" IP W/TAG "RCFC & WCD". FLUSH PER RS 96/29-35.
- 934 - FD. 1" IP W/BRASS CAP "RIV CO SURVEY 1/64" UP 0.2' PER RS 89/96-97

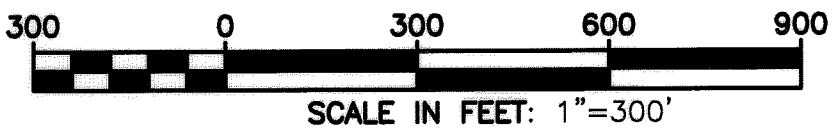
### SURVEYOR'S NOTES

- TRACT NO. 29597 CONTAINS 124 NUMBERED LOTS AND LETTERED LOTS "A" THROUGH "G".
- TRACT NO. 29597 CONTAINS 51.631 ACRES GROSS, MORE OR LESS.
- INDICATES SET 1" IP & TAG "LS 7566", FLUSH, (RIV. CO. STD. "A" MON.).
  - INDICATES 1" IP & TAG "LS 7566" PER TRACT NO. 29597-1, M.B. 442/77-89.
  - INDICATES 1" IP & TAG "LS 7566" PER TRACT NO. 29597-2, M.B. 442/90-99.
  - (R#) INDICATES RECORD DATA PER REFERENCE AS NOTED HEREON.
  - { } INDICATES MEASURED AND RECORD PER TRACT NO. 29597-1, M.B. 442/77-89, UNLESS OTHERWISE NOTED.
  - < > INDICATES MEASURED AND RECORD PER TRACT NO. 29597-2, M.B. 442/90-99.
  - SET LEAD AND TAG "LS 7566" IN TOP OF CURB ON 9.75' OFFSET (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED.
  - SET LEAD AND TAG "LS 7566" IN TOP OF CURB ON 9.75' OFFSET (RIVERSIDE COUNTY STANDARD "E") FOR BC'S, EC'S, PCC'S, PRC'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.
  - SET A 1" IP WITH TAG "LS 7566" FLUSH AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
  - ALL MONUMENTS SHOWN AS SET ARE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.10 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.
  - ||||| INDICATES RESTRICTED ACCESS.
  - DRAINAGE EASEMENTS SHALL BE KEPT FREE AND CLEAR FROM BUILDINGS OR OBSTRUCTIONS.
  - CC&R'S RECORDED 09/12/2014 AS INST. NO. 2014-\_\_\_\_\_ O.R. SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.

### MONUMENT NOTES:

- 120 - FD. 1" IP W/PLASTIC PLUG, ILLEGIBLE, DN. 1.0' PER PMB 206/24-26
- 130 - FD. 3/4" IP W/TAG "RCE 14844", DN. 1.7', IN LIEU OF 1/2" IP W/TAG "RCE14814" PER MB 191/75-76.
- 132 - FD. 3/4" IP W/TAG, ILLEGIBLE, DN. 2.2', NO REF; ACCEPTED AS WEST 1/4 COR. SEC. 9, T.2S., R.4W., S.B.M.
- 136 - FD. 3" BRASS DISK STAMPED "DEPT OF WATER RESOURCES - STATE OF CALIFORNIA" DN. 0.2' PER PMB 135/98-99
- 137 - FD. 2" IP W/PLASTIC PLUG "LS 4218", FLUSH. NO REF. ACCEPTED AS S 1/16 COR SEC. 8
- 138 - FD. 3/4" IP W/PLASTIC PLUG - UNREADABLE DN. 0.1'. ACCEPTED AS POINT ON WEST LINE OF THE NE 1/4 SEC. 9 PER PMB 135/98-99. DESTROYED BY CONSTRUCTION.
- 140 - FD. 1" IP W/PLASTIC PLUG "LS 5306" PER RS 120/88-89. ACCEPTED AS POINT ON W'LY LINE OF GAGE CANAL
- 141 - FD. 1" IP W/PLASTIC PLUG "LS 5306" DN. 0.1', PER RS 120/88-89
- 145 - FD. SPIKE & WASHER STAMPED "RIVERSIDE COUNTY SURVEYOR NW COR SEC. 16, FLUSH. ACCEPTED AS SE COR. SEC. 8
- 150 - FD. 2 1/2" IP W/ALUM. CAP, T2S, R4W, S4/S9. PER RS 130/27 FLUSH
- 151 - FD. 4X4 POST, UP 0.3'. ACCEPTED AS SOUTH 1/4 COR. SEC. 9 PER PMB 9/49
- 155 - FD. 3 1/2" BRASS DISK STAMPED "DEPT OF WATER RESOURCES - STATE OF CALIFORNIA" IN WELL, DN 0.7', PER PMB 135/98-99
- 162 - FD. BRASS CAP STAMPED "RIVERSIDE COUNTY SURVEYOR C 1/4 S-10", UP 0.5' PER RS 54/66-67
- 163 - FD. BRASS CAP STAMPED "RIVERSIDE COUNTY SURVEYOR S9/S10", UP 0.4' PER RS 54/66-67
- 168 - FD. 1" IP W/PLASTIC PLUG "LS 5306", FLUSH, PER RS 120/88-89. ACCEPTED AS 1/16 COR. SEC. 8
- 171 - FD. 1" IP, OPEN, NO REF. ACCEPTED AS S 1/4 COR. SEC. 8
- 172 - FD. 3/4" IP, OPEN, ACCEPTED AS CENTER SEC. 9. DESTROYED BY CONSTRUCTION
- 173 - FD. BRASS CAP RIVERSIDE COUNTY SURVEYOR. ACCEPTED AS SEC. CORNER 9,10,15,16. DESTROYED BY CONSTRUCTION.
- 241 - FD. 2 1/2" IP W/NAIL & TAG "RCE 16583". UP 0.1' PER PMB 206/24-26
- 242 - FD. 2 1/2" IP W/NAIL & TAG "RCE 16583". UP 0.1' PER PMB 206/24-26
- 244 - FD. 2 1/2" IP W/NAIL & TAG "RCE 16583". DN. 0.2' PER PMB 206/24-26
- 511 - FD. 3/4" IP, OPEN. UP 0.1' PER RS 9/85
- 512 - FD. 2" IP W/NAIL & TAG "RCE 16583", DN. 0.1', PER PMB 206/24-26.
- 513 - FD. 1" IP W/PLASTIC PLUG "RCE 10470", FLUSH, PER PMB 206/24-26.
- 514 - FD. 1" IP, OPEN. FLUSH, PER PMB 206/24-26.
- 515 - FD. 1" IP W/PLASTIC PLUG "RCE 10470", FLUSH, PER PMB 206/24-26.
- 516 - FD. 2" IP W/NAIL & TAG "RCE 16583". FLUSH, PER PMB 206/24-26.
- 517 - FD. 2" IP W/NAIL & TAG "RCE 16583". FLUSH, PER PMB 206/24-26.
- 518 - FD. 2" IP W/NAIL & TAG "RCE 16583". UP 0.1', PER PMB 206/24-26.
- 519 - FD. 2" IP W/NAIL & TAG "RCE 16583". UP 0.1', PER PMB 206/24-26.
- 521 - FD. 1" IP W/PLASTIC PLUG, ILLEGIBLE, UP 0.2'. NO REF. ACCEPTED AS 1/16 COR. SEC. 10
- 522 - FD. 2 1/2" IP W/NAIL & TAG "LS 3035, FLUSH, PER RS 54/66-67 AND RIVERSIDE COUNTY SURVEYOR PLAT 844-C. ACCEPTED AS N 1/4 COR. SEC. 10.
- 523 - FD. NAIL & TAG, RCE 862, SET IN LARGE ROCK, NO REF. ACCEPTED AS 1/16 COR. SEC. 9/10.
- 524 - FD. 2" IP W/BRASS CAP STAMPED AS SHOWN, UP 0.9'. NO REF. ACCEPTED AS NW COR. SEC. 10
- 525 - FD. 1" IRON ROD, NO MARKINGS, UP 0.1'. NO REF. ACCEPTED AS E 1/4 COR. SEC. 15.
- 526 - FD. 1" IP W/BRASS CAP, STAMPED AS SHOWN, UP 0.5', PER RS 96/29-35 AND PMB 9/49. ACCEPTED AS CENTER SEC. 15





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

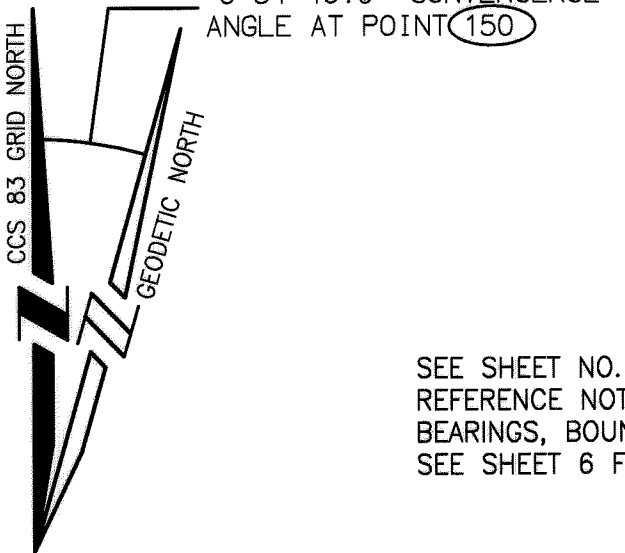
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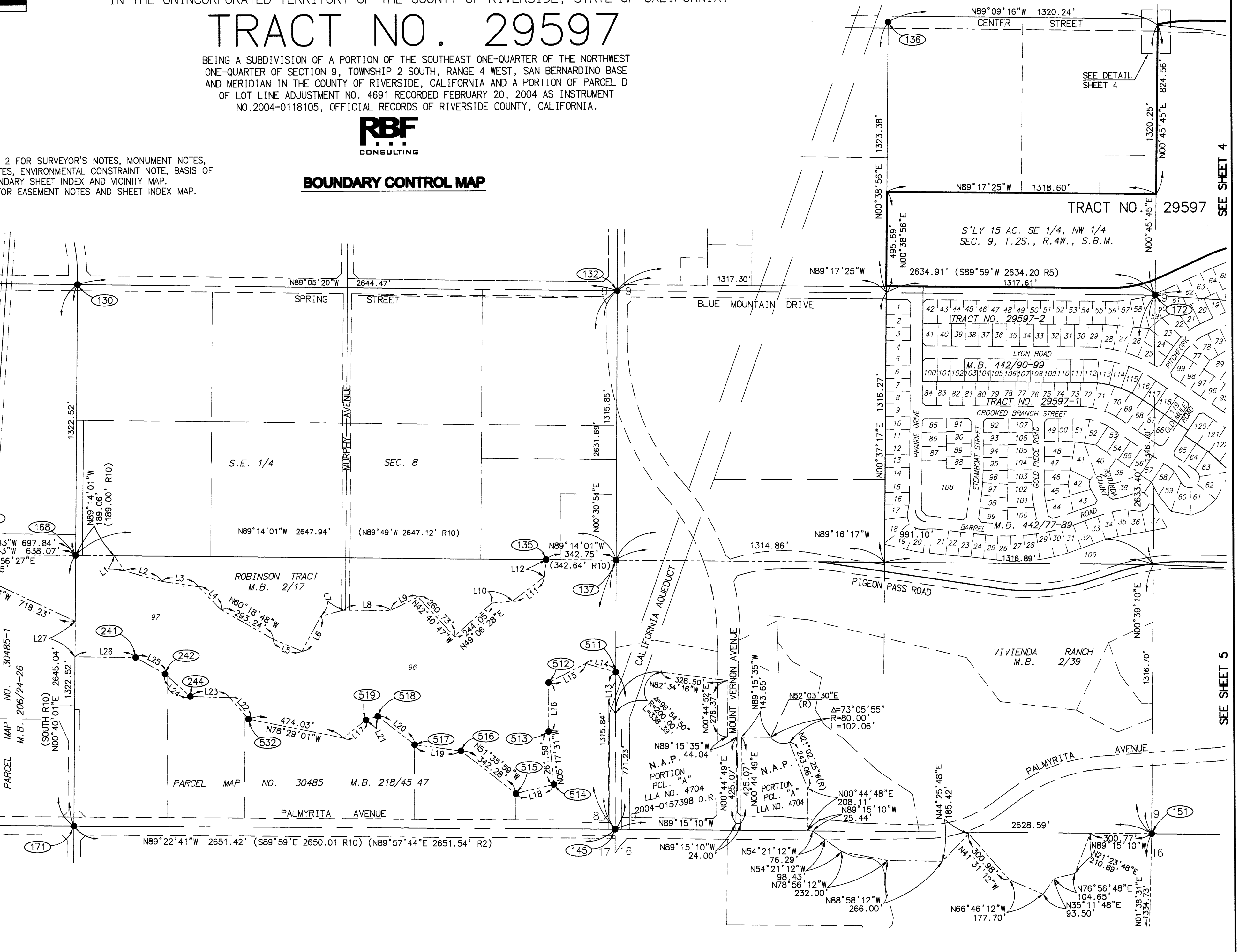


## BOUNDARY CONTROL MAP

SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP.  
SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.



LINE TABLE					
MEASURED DATA			RECORD DATA		
NO	BEARING	LENGTH	BEARING	LENGTH	REF.
L1	N34°12'16"W	89.91'	S34°47'E	90'	R10
L2	N74°06'30"W	189.86'	S74°39'E	190'	R10
L3	N81°34'49"W	179.88'	S82°07'E	180'	R10
L4	N44°32'54"W	157.84'	S45°07'E	158'	R10
L5	N67°32'11"W	151.87'	S68°05'E	152'	R10
L6	N28°57'54"E	195.10'	N28°26'E	195'	R10
L7	N76°21'33"E	115.97'	N75°50'E	116'	R10
L8	N89°32'05"W	229.88'	N89°56'E	230'	R10
L9	N63°56'25"E	147.99'	N63°25'E	148'	R10
L10	N84°39'44"E	102.95'	N84°08'E	103'	R10
L11	N53°20'26"E	194.02'	N52°49'E	194'	R10
L12	N06°26'50"E	85.97'	N05°54'E	85.90'	R10
L13	N00°30'54"E	198.02'			
L14	N73°56'56"W	152.87'	N74°38'38"W	152.90'	R2
L15	N63°08'25"E	203.99'	N62°28'04"E	203.96'	R2
L16	N00°13'17"E	239.58'	N00°25'46"W	239.73'	R2
L17	N51°48'27"E	140.79'	N51°09'11"E	140.78'	R2
L18	N76°36'44"E	191.42'	N75°57'48"E	191.39'	R2
L19	N82°17'45"W	228.72'	N82°58'14"W	228.74'	R2
L20	N52°21'14"W	228.04'	N53°01'43"W	228.04'	R2
L21	N72°48'51"E	60.45'	N72°15'19"E	60.45'	R2
L22	N40°57'34"W	140.18'	N41°37'20"W	140.19'	R2
L23	N88°06'07"W	192.70'	N88°43'34"W	192.96'	R2
L24	N48°10'20"W	165.48'	N48°47'47"W	165.16'	R2
L25	N60°26'33"W	165.01'	N61°04'11"W	165.04'	R2
L26	N89°04'34"W	297.00'	N89°42'32"W	296.53'	R2
L27	N00°40'01"E	172.62'	N00°02'31"E	172.34'	R2



SEE SHEET 4

SEE SHEET 5

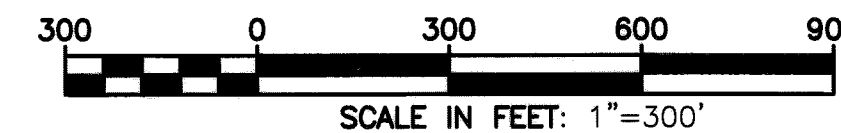
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

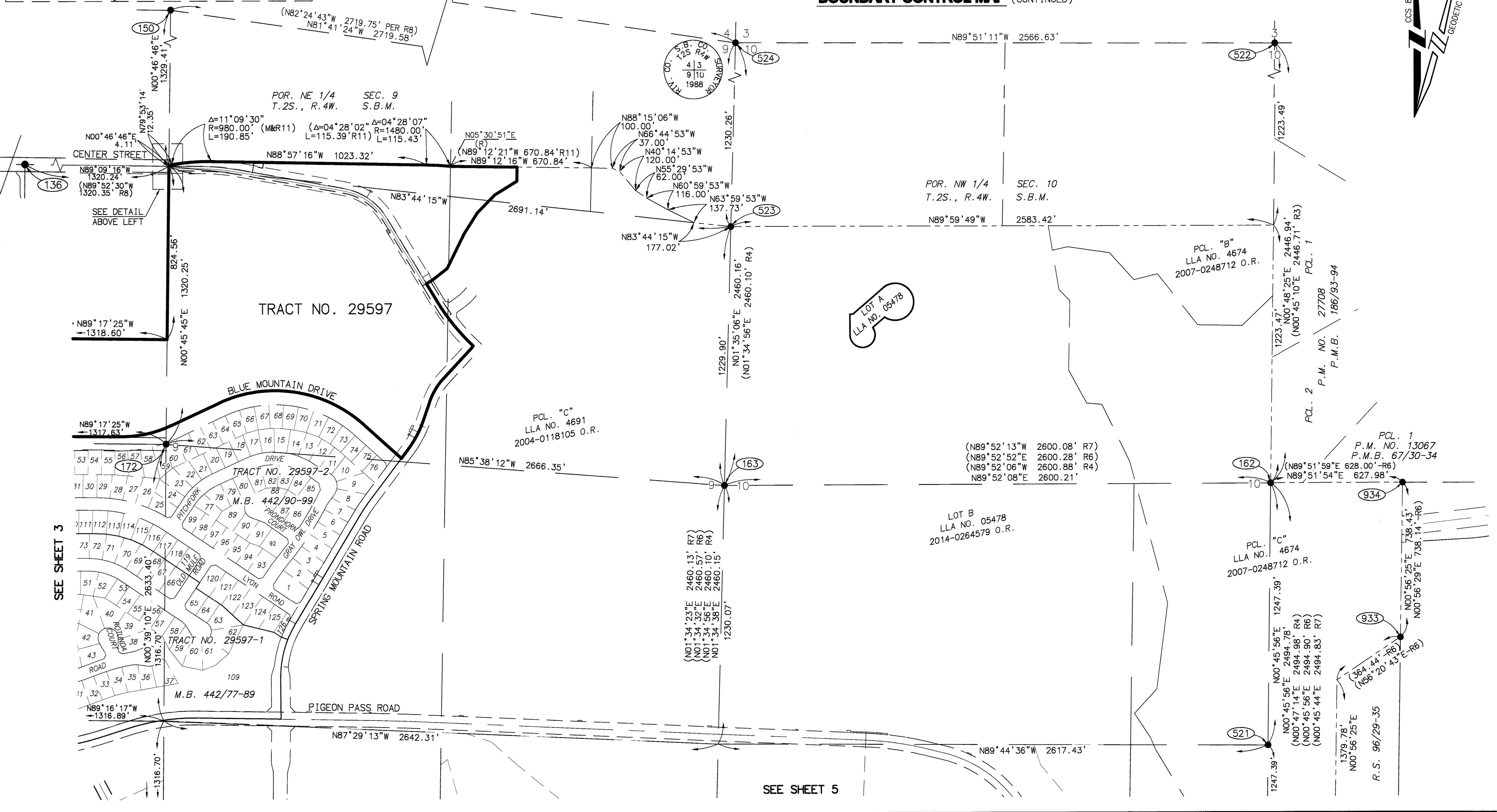
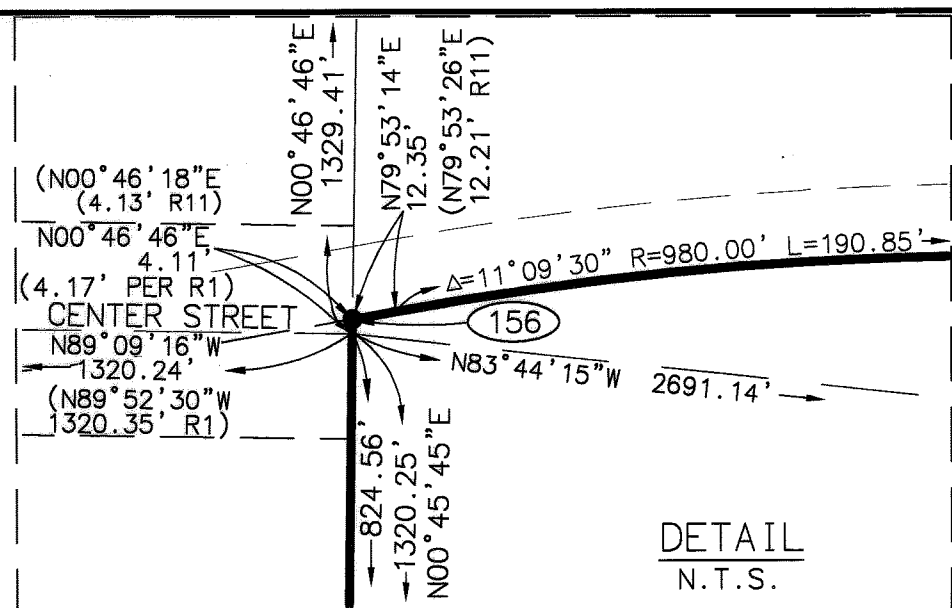
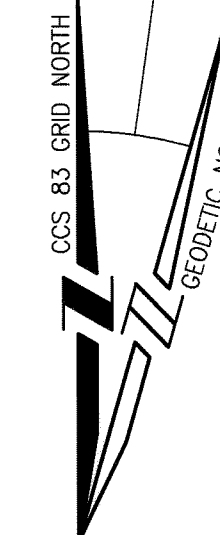


## BOUNDARY CONTROL MAP (CONTINUED)



-0°34'46.9" CONVERGENCE  
ANGLE AT POINT 150

SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP. SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.



SEE SHEET 3

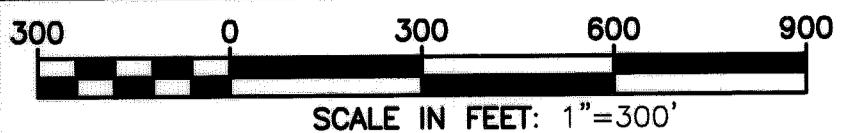
SEE SHEET 5

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

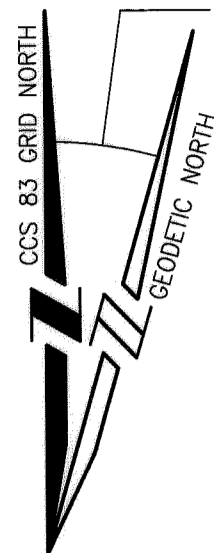
# TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP. SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.



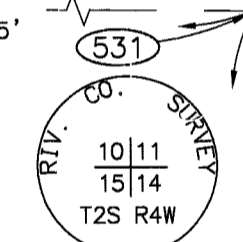
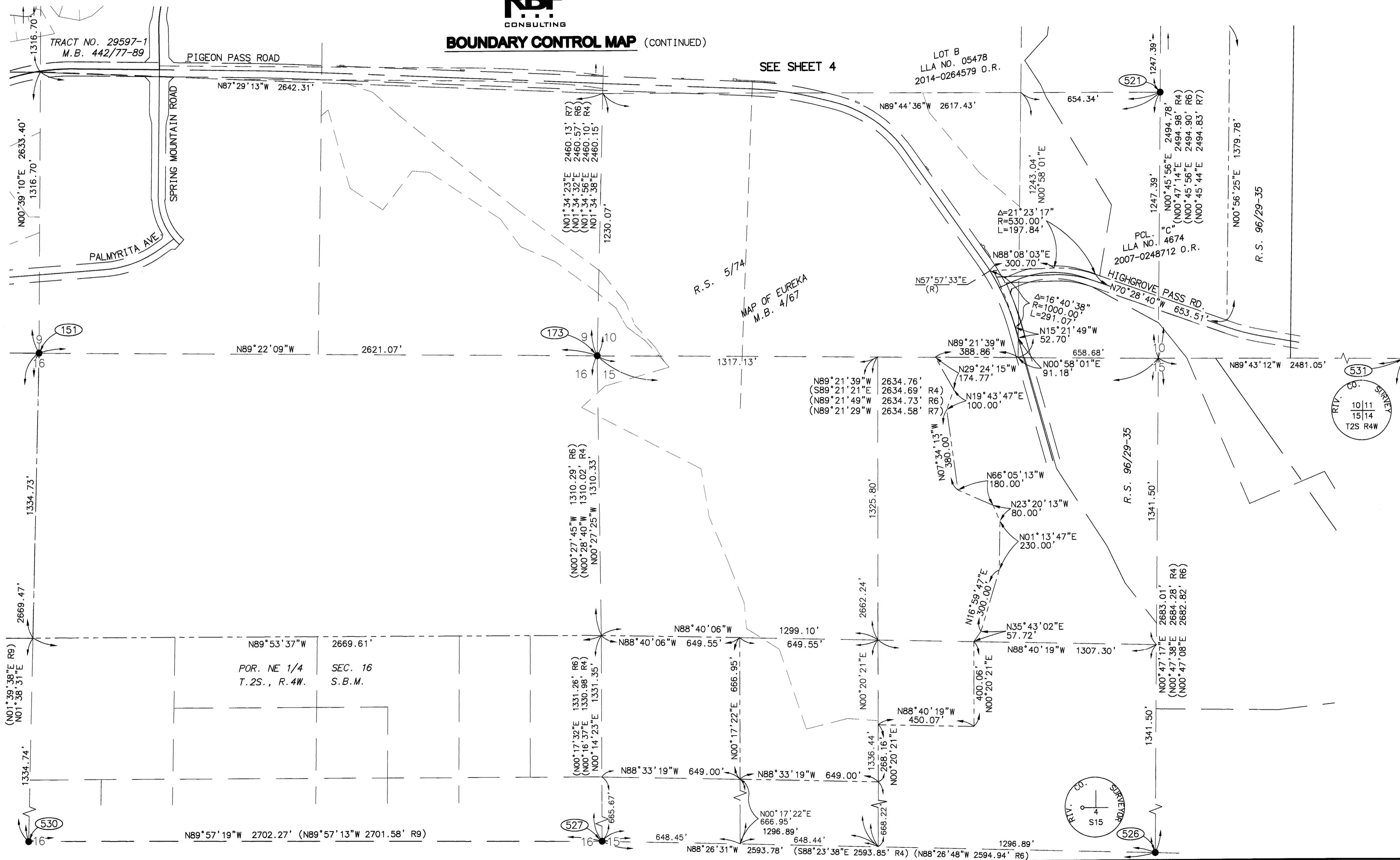
-0°34'46.9" CONVERGENCE ANGLE AT POINT (150)



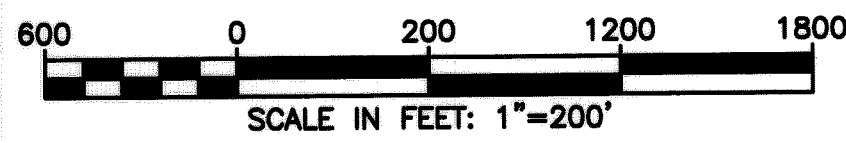
## BOUNDARY CONTROL MAP (CONTINUED)

SEE SHEET 3

SEE SHEET 4







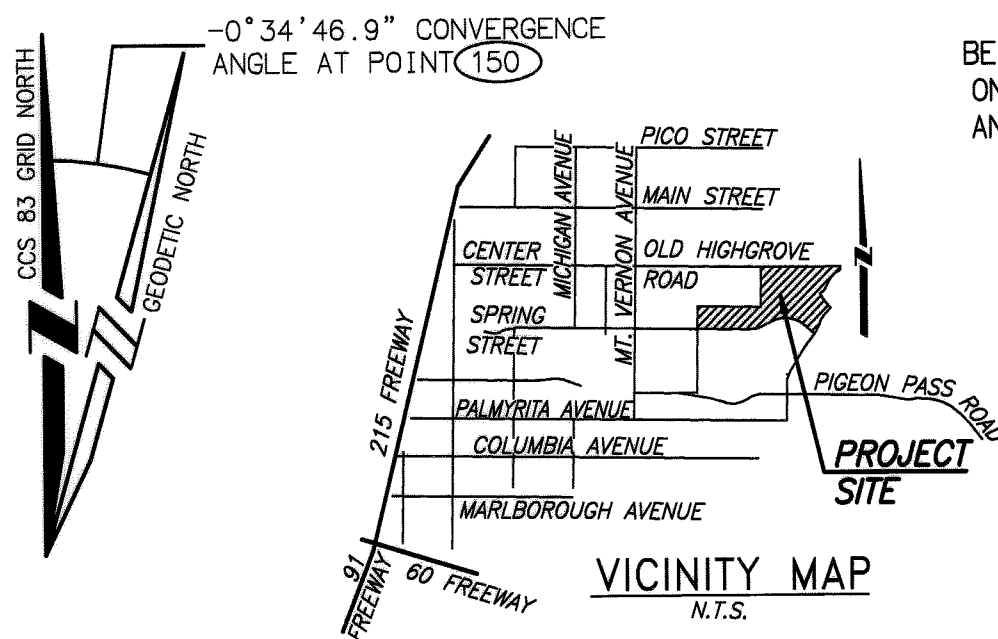
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



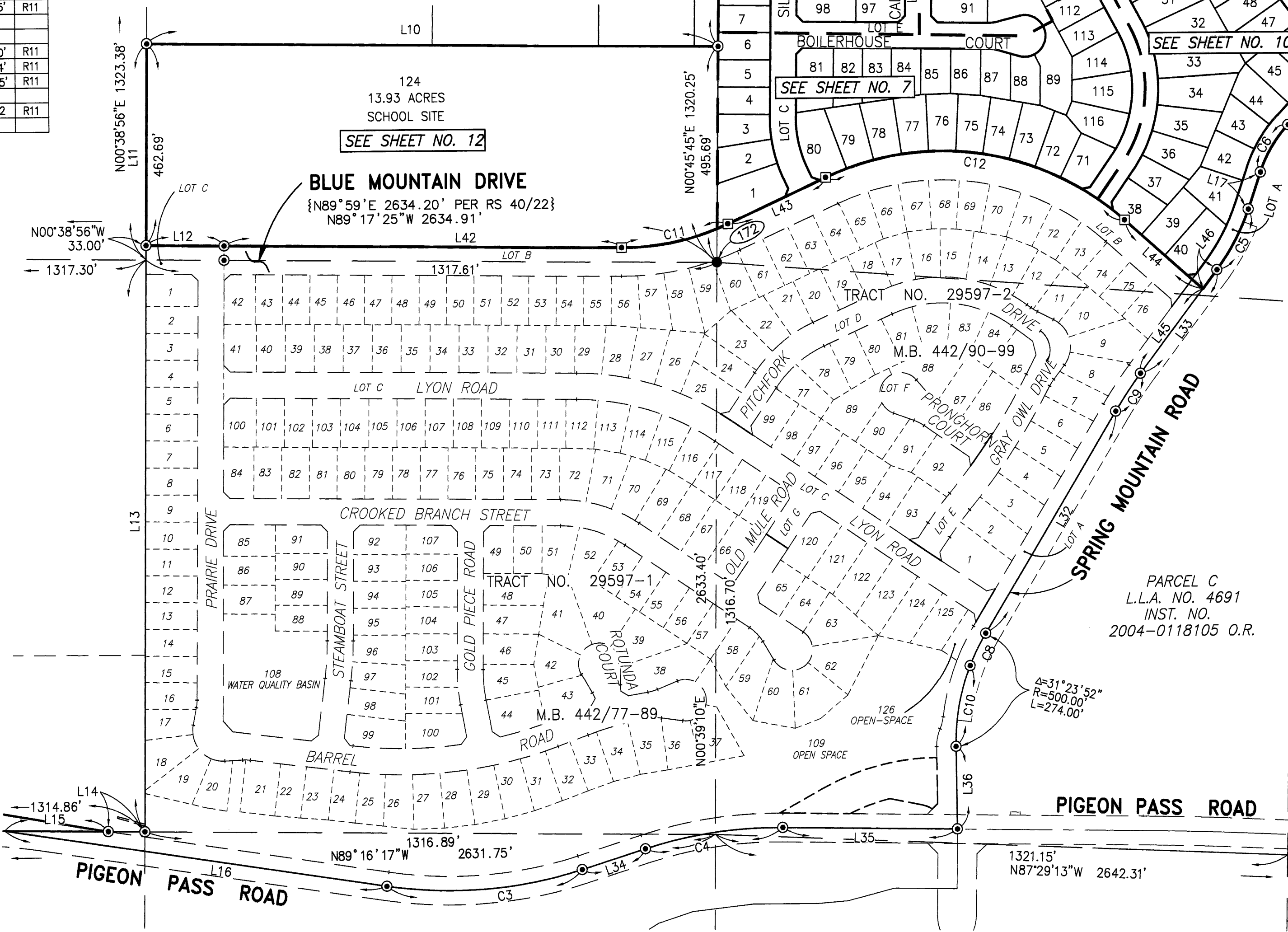
## BOUNDARY CONTROL - TRACT NO. 29597 AND SHEET INDEX MAP



CURVE DATA TABLE				RECORD CURVE DATA			
NO.	RADIUS	DELTA	LENGTH	RADIUS	DELTA	LENGTH	REF.
C1	{1480.00'	04°28'07"	115.43'	1480.00'	04°28'02"	115.39'	R11
C2	{980.00'	11°09'30"	190.85'	980.00'	11°09'30"	190.85'	R11
C3	{1000.00'	26°10'21"	456.80'				
C4	{1000.00'	18°27'06"	322.04'				
C5	{500.00'	18°08'22"	158.30'	500.00'	18°08'22"	158.30'	R11
C6	{300.00'	24°15'46"	127.04'	300.00'	24°15'46"	127.04'	R11
C7	{1000.00'	15°49'48"	276.29'	1000.00'	15°50'01"	276.35'	R11
C8	{500.00'	9°29'59"	82.90'				
C9	{1000.00'	5°57'36"	104.02'	1000.00'	5°57'36"	104.02'	R11
C10	{500.00'	21°53'53"	191.10'				
C11	<567.00'	25°35'56"	253.33'>				
C12	<633.00'	66°45'57"	737.62'>				

### EASEMENT NOTES

- (B) EASEMENT IN FAVOR OF HAROLD W. JAMES AND FREDA L. JAMES FOR ROAD AND INCIDENTAL PURPOSES RECORDED OCTOBER 26, 1978 AS INSTRUMENT NO. 225754, O.R. (30.00' WIDE)
- (D) EASEMENT IN FAVOR OF RIVERSIDE HIGHLAND WATER COMPANY FOR WATERLINES, AND INCIDENTAL PURPOSES RECORDED APRIL 3, 2014 AS INSTRUMENT NO. 2014-0121713, O.R. PARTIAL QUITCLAIM RECORDED SEPTEMBER 9, 2015 AS INSTRUMENT NO. 2015-04017700 O.R.
- (E) ACCESS EASEMENT IN FAVOR OF ROSARIO TY YONGVANICH PER DOCUMENT RECORDED JULY 10, 2014 AS INSTRUMENT NO. 2014-0255888, OFFICIAL RECORDS. (20.00' WIDE)
- (F) EASEMENT IN FAVOR OF THE PUBLIC FOR SEWER PURPOSES AS DEDICATED HEREON.
- (G) EASEMENT IN FAVOR OF RIVERSIDE HIGHLAND WATER COMPANY FOR WATERLINES, AND INCIDENTAL PURPOSES RECORDED APRIL 28, 2014 AS INSTRUMENT NO. 2014-0152589, O.R.
- (H) EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND UTILITY PURPOSES PER DOCUMENT RECORDED SEPTEMBER 11, 2014 AS INST. NO. 2014-0344362, O.R. (WIDTH VARIES).
- (I) EASEMENT IN FAVOR OF THE PUBLIC FOR MULTI-PURPOSE TRAIL PURPOSES AS DEDICATED HEREON.
- (J) STORM DRAIN EASEMENT, DEDICATED HEREON.
- (K) DRAINAGE EASEMENT, DEDICATED HEREON.
- (L) EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MAY 15, 2014 AS INST. NO. 2014-0178377 O.R. PARTIAL QUITCLAIM RECORDED JULY 30, 2015 AS INSTRUMENT NO. 2015-0338851 O.R.
- (M) EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 24, 2015 AS INSTRUMENT NO. 2015-0269472, O.R.
- (N) EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND UTILITY PURPOSES PER DOCUMENT RECORDED SEPTEMBER 03, 2015 AS INST. NO. 2015-0395598, O.R. (WIDTH VARIES).
- (O) A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.
- (P) AN OFFER OF DEDICATION FOR WATER FACILITIES GRANTED TO RIVERSIDE HIGHLAND WATER COMPANY PER DOCUMENT RECORDED JULY 20, 2005 AS INSTRUMENT NO. 2005-578353 O.R. CANNOT BE LOCATED FROM RECORD.



PARCEL C  
L.L.A. NO. 4691  
INST. NO.  
2004-0118105 O.R.

SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP.

**DRAINAGE NOTE**  
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

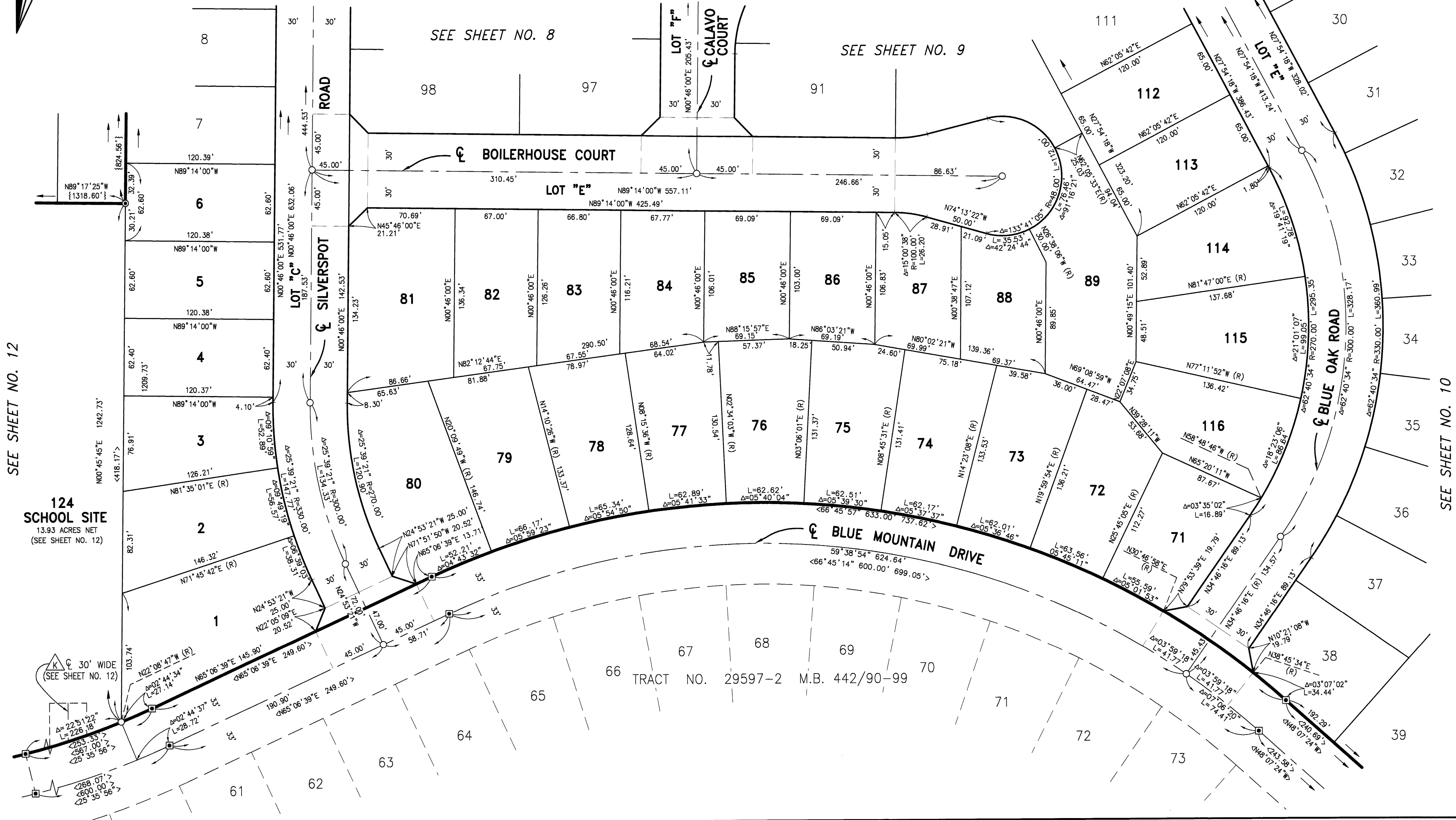
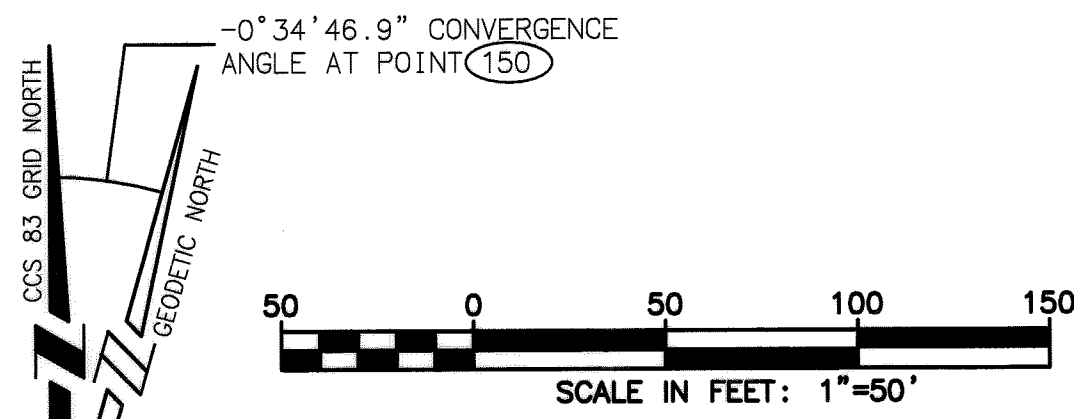
LINE DATA TABLE			RECORD DATA		
NO.	BEARING	DISTANCE	BEARING	DISTANCE	REF.
L1	{N32°15'08"E	118.61'}	N32°15'08"E	118.61'	R11
L2	{N44°29'26"E	120.17'}	N44°29'26"E	120.17'	R11
L3	{N58°17'58"E	122.73'}	N58°17'58"E	122.73'	R11
L4	{N00°47'28"E	66.83'}	N00°47'28"E	66.83'	R11
L5	{N89°12'16"W	316.54'}	N89°12'21"W	316.64'	R11
L6	{N88°57'16"W	1023.32'}	N88°57'04"W	1023.32'	R11
L7	{N79°53'14"E	12.35'}	N79°53'26"E	12.21'	R11
L8	{N00°46'46"E	4.11'}	N00°46'18"E	4.13'	R11
L9	{N00°45'45"E	824.56'}			
L10	{N89°17'25"W	1318.60'}			
L11	{N00°38'56"W	495.69'}			
L12	{N89°17'25"W	180.13'}			
L13	{N00°37'17"E	1316.27'}	N00°37'17"E	1317.92'	R11
L14	{N89°16'17"W	84.20'}			
L15	{N89°16'17"W	239.55'}			
L16	{N81°21'12"W	891.21'}			
L17	{N18°44'14"E	89.47'}	N18°44'14"E	89.47'	R11
L18	{N43°00'00"E	211.26'}	N43°00'00"E	211.26'	R11
L19	{N30°56'51"W	96.69'}	N30°56'51"W	96.63'	R11
L20	{N59°03'09"E	33.00'}	N59°03'09"E	33.00'	R11
L21	{N52°05'08"E	89.60'}	N52°05'08"E	89.60'	R11
L22	{N26°10'23"E	183.24'}	N26°10'23"E	183.24'	R11
L32	{N30°55'00"E	591.91'}	N30°55'00"E	591.92'	R11
L33	{N36°52'36"E	297.34'}	N36°52'36"E	297.34'	R11
L34	{N72°28'27"E	153.26'}			
L35	{N89°04'27"E	403.01'}			
L36	{N00°28'52"W	189.39'}			
L42	<N89°17'25"W	917.36'>			
L43	<N65°06'39"E	249.60'>			
L44	<N48°07'24"W	240.69'>			
L45	<N36°52'36"E	242.51'>			
L46	<N36°52'36"E	54.83'>			

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

# TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP.  
SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.



SEE SHEET NO. 12

SEE SHEET NO. 10

SEE SHEET NO. 8

SEE SHEET NO. 9

SEE SHEET NO. 10

**124 SCHOOL SITE**  
13.93 ACRES NET  
(SEE SHEET NO. 12)

TRACT NO. 29597-2 M.B. 442/90-99

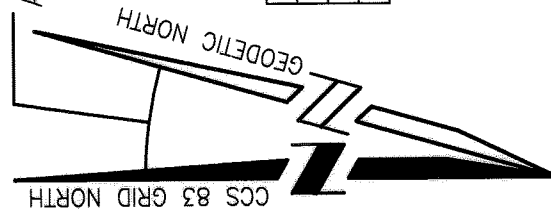


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

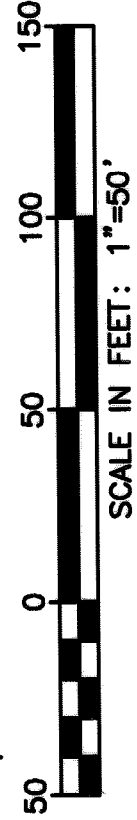
-0°34'46.9" CONVERGENCE  
ANGLE AT POINT 150



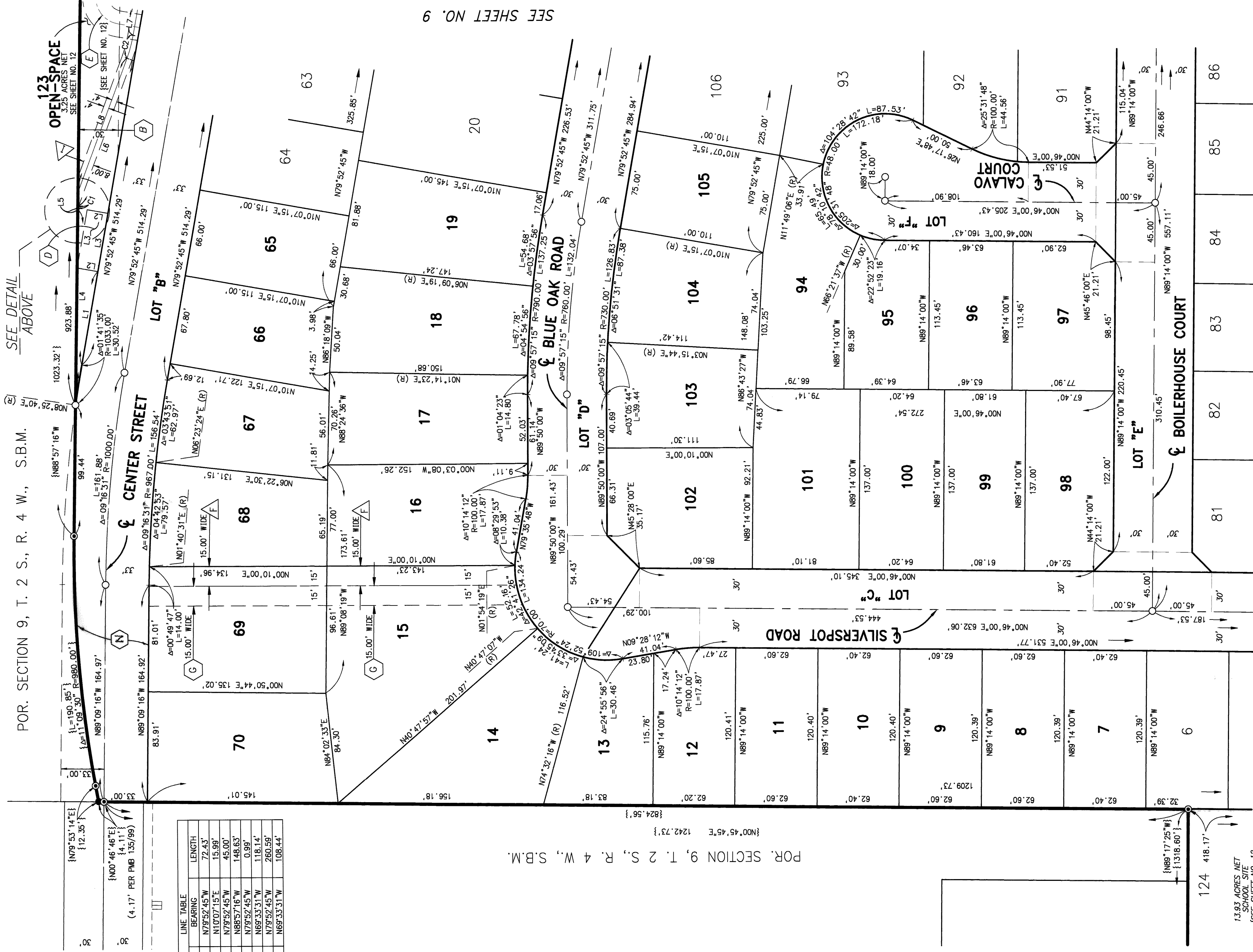
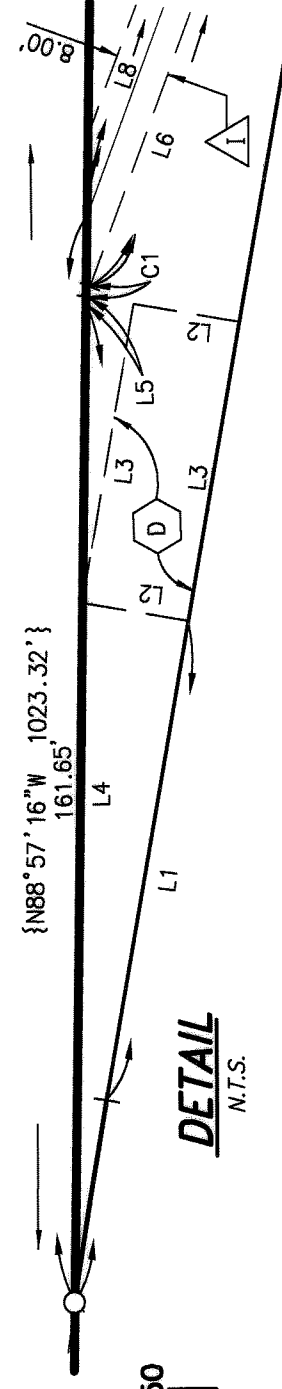
CURVE	RADIUS	DELTA	LENGTH
C1	9.00'	107°19'14"	1.62'
C2	100.00'	107°19'14"	18.01'



SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP.  
SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.



DETAIL  
N.T.S.



SEE SHEET NO. 9

POR. SECTION 9, T. 2 S., R. 4 W., S.B.M.

SEE SHEET NO. 12

13.93 ACRES NET  
SCHOOL SITE  
{SEE SHEET NO. 12}

SEE SHEET NO. 7

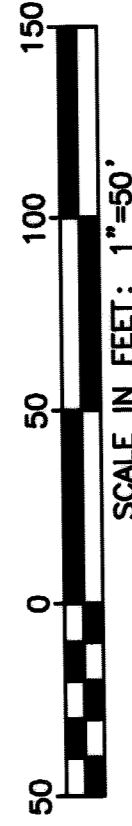
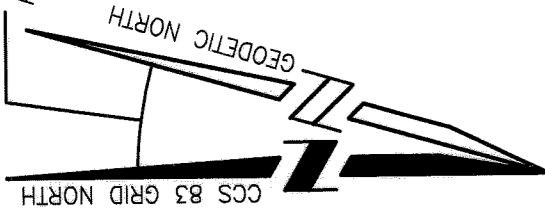


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

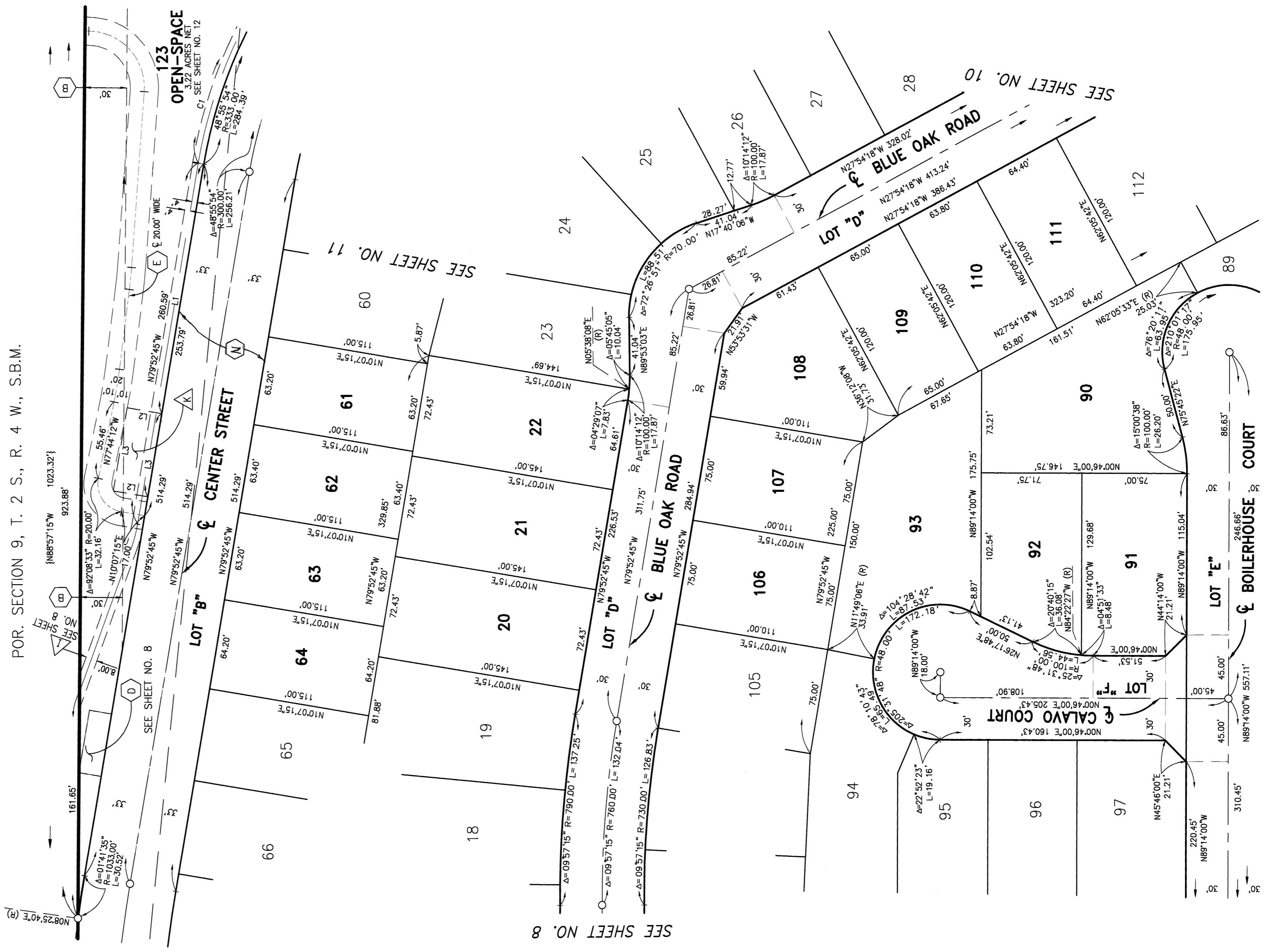
CCS 83 GRID NORTH  
-0° 34' 46.9" CONVERGENCE  
ANGLE AT POINT 150



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	337.00'	26°39'40"	156.81'

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N79°52'45"W	180.12'	
L2	N10°07'15"E	25.00'	
L3	N79°52'45"W	60.00'	

SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP.  
SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.



POR. SECTION 9, T. 2 S., R. 4 W., S.B.M.

SEE SHEET NO. 7

SEE SHEET NO. 8

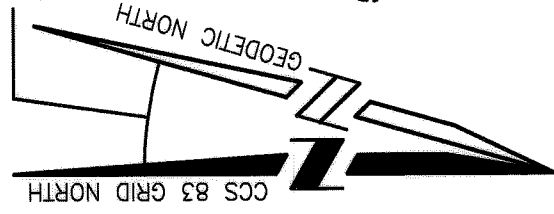
SEE SHEET NO. 10

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

# TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

-0°34'46.9" CONVERGENCE  
ANGLE AT POINT (150)

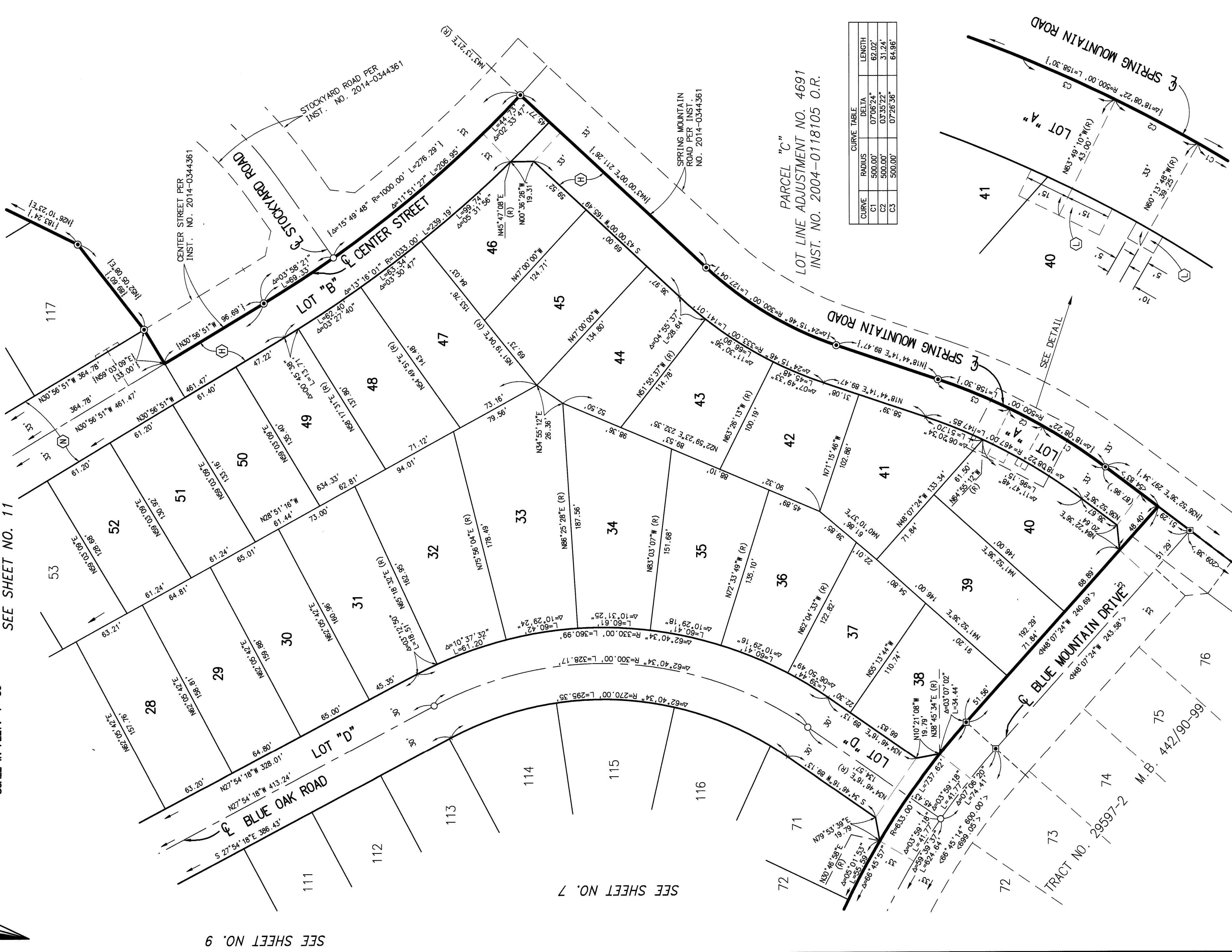


SCALE IN FEET: 1"=50'



SEE SHEET NO. 11

SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP. SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.



CURVE	RADIUS	DELTA	LENGTH
C1	500.00'	07°06'24"	62.02'
C2	500.00'	03°35'27"	31.24'
C3	500.00'	07°26'36"	64.96'

SEE SHEET NO. 9

SEE SHEET NO. 7

PARCEL "C"  
LOT LINE ADJUSTMENT NO. 4691  
INST. NO. 2004-0118105 O.R.

TRACT NO. 29597-2  
M.B. 442/90-99/

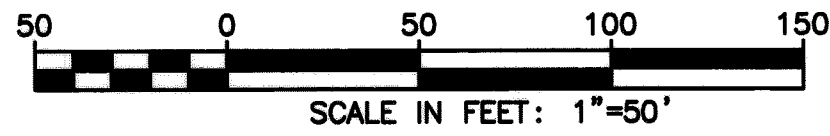
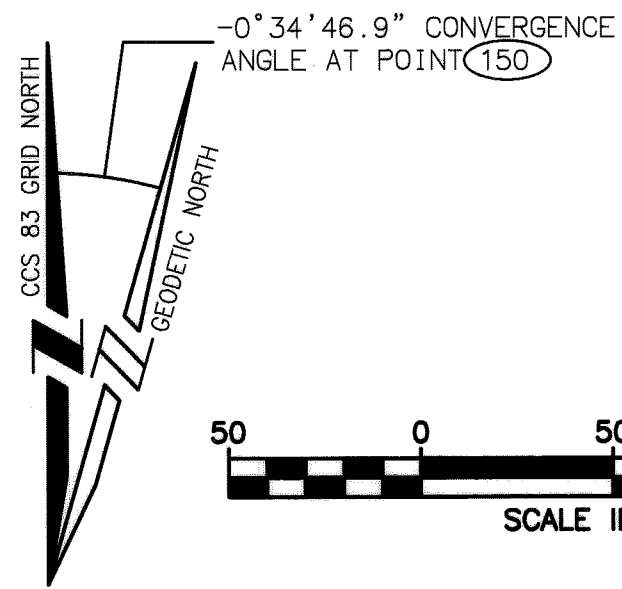
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 29597

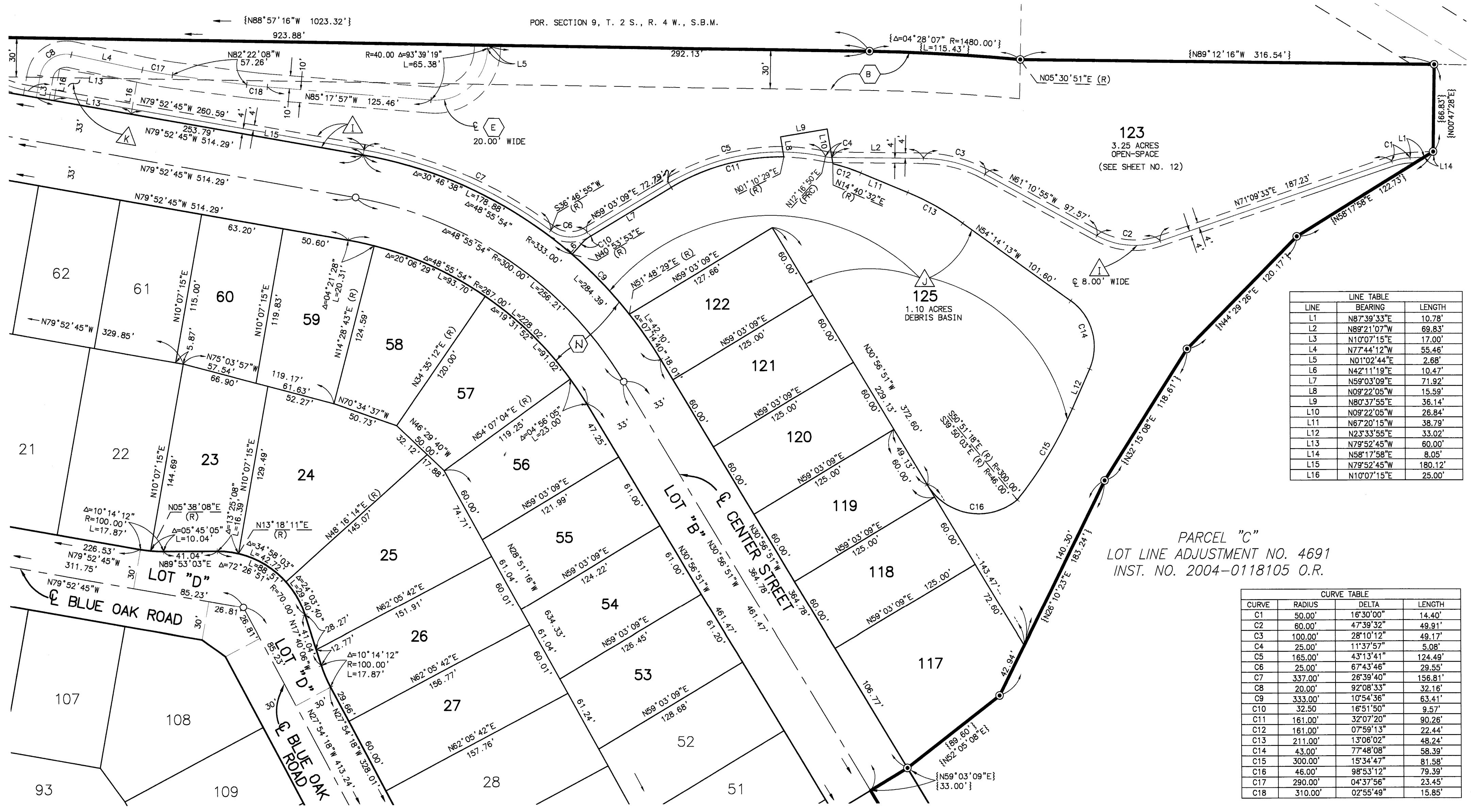
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP.  
SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.



POR. SECTION 9, T. 2 S., R. 4 W., S.B.M.



LINE	BEARING	LENGTH
L1	N87°39'33\"E	10.78'
L2	N89°21'07\"W	69.83'
L3	N10°07'15\"E	17.00'
L4	N77°44'12\"W	55.46'
L5	N01°02'44\"E	2.68'
L6	N42°11'19\"E	10.47'
L7	N59°03'09\"E	71.92'
L8	N09°22'05\"W	15.59'
L9	N80°37'55\"E	36.14'
L10	N09°22'05\"W	26.84'
L11	N67°20'13\"W	38.79'
L12	N23°33'55\"E	33.02'
L13	N79°52'45\"W	60.00'
L14	N58°17'58\"E	8.05'
L15	N79°52'45\"W	180.12'
L16	N10°07'15\"E	25.00'

PARCEL "C"  
LOT LINE ADJUSTMENT NO. 4691  
INST. NO. 2004-0118105 O.R.

CURVE	RADIUS	DELTA	LENGTH
C1	50.00'	16°30'00"	14.40'
C2	60.00'	47°39'32"	49.91'
C3	100.00'	28°10'12"	49.17'
C4	25.00'	11°37'57"	5.08'
C5	165.00'	43°13'41"	124.49'
C6	25.00'	67°43'46"	29.55'
C7	337.00'	26°39'40"	156.81'
C8	20.00'	92°08'33"	32.16'
C9	333.00'	10°54'36"	63.41'
C10	32.50'	16°51'50"	9.57'
C11	161.00'	32°07'20"	90.26'
C12	161.00'	07°59'13"	22.44'
C13	211.00'	13°08'02"	48.24'
C14	43.00'	77°48'08"	58.39'
C15	300.00'	15°34'47"	81.58'
C16	46.00'	98°53'12"	79.39'
C17	290.00'	04°37'56"	23.45'
C18	310.00'	02°55'49"	15.85'

SEE SHEET NO. 9

SEE SHEET NO. 10

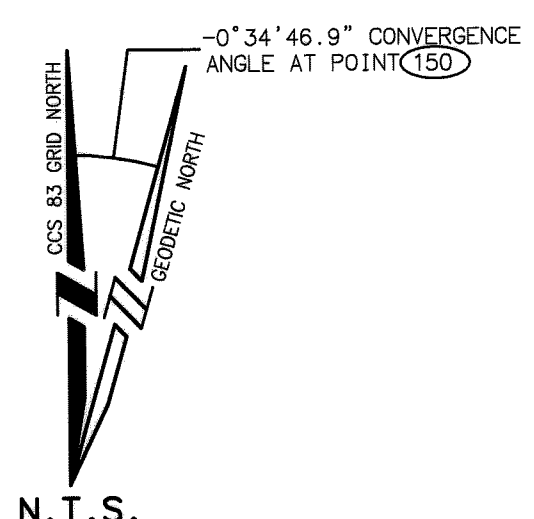
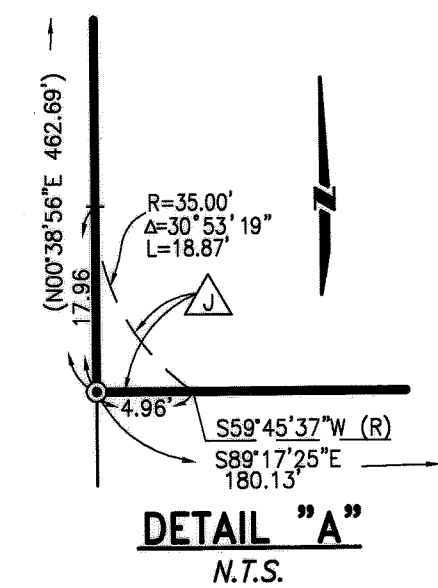
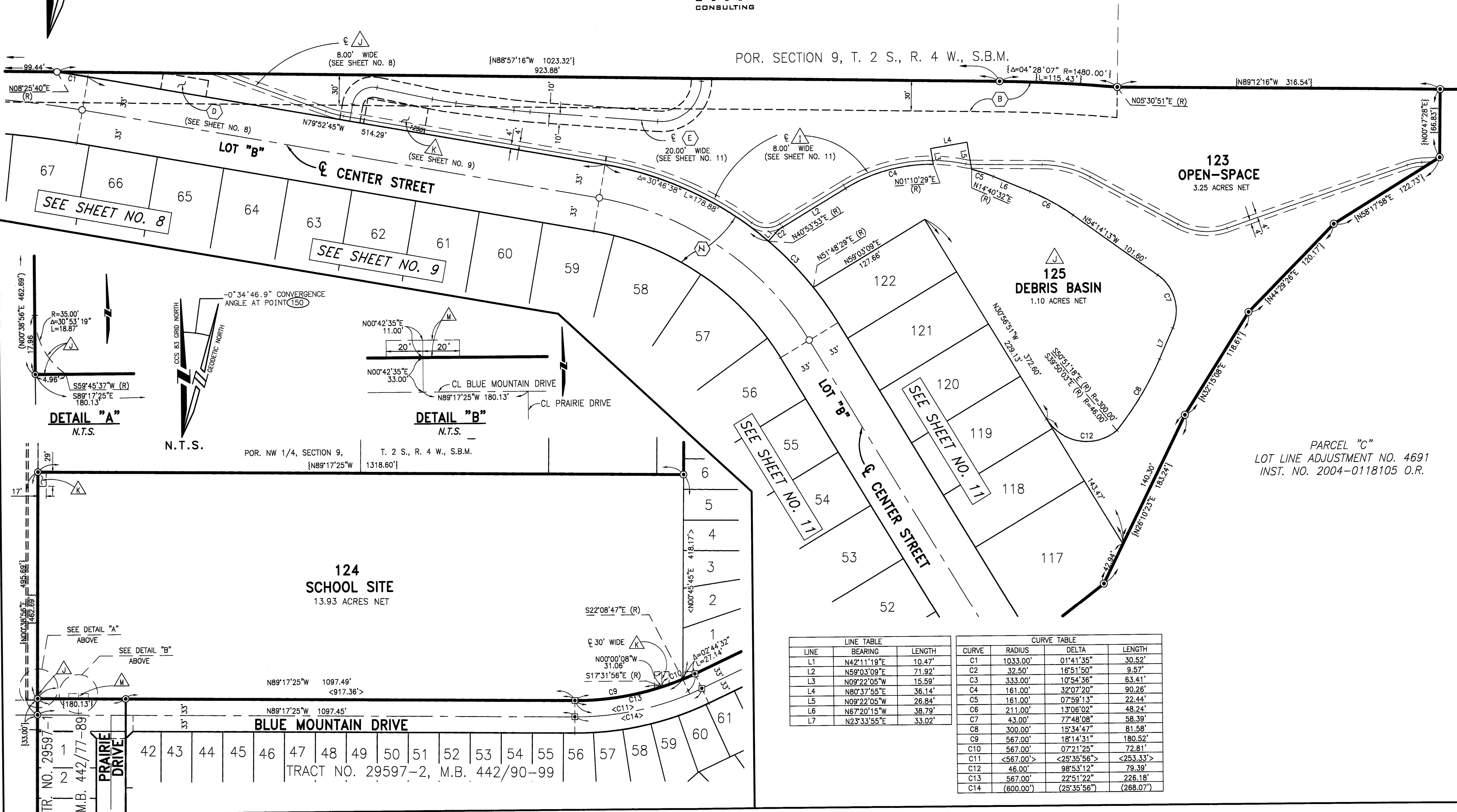
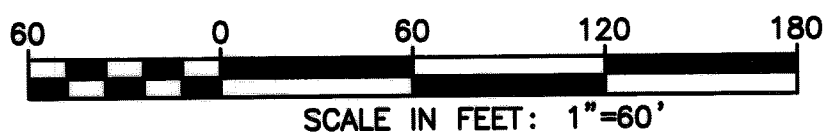
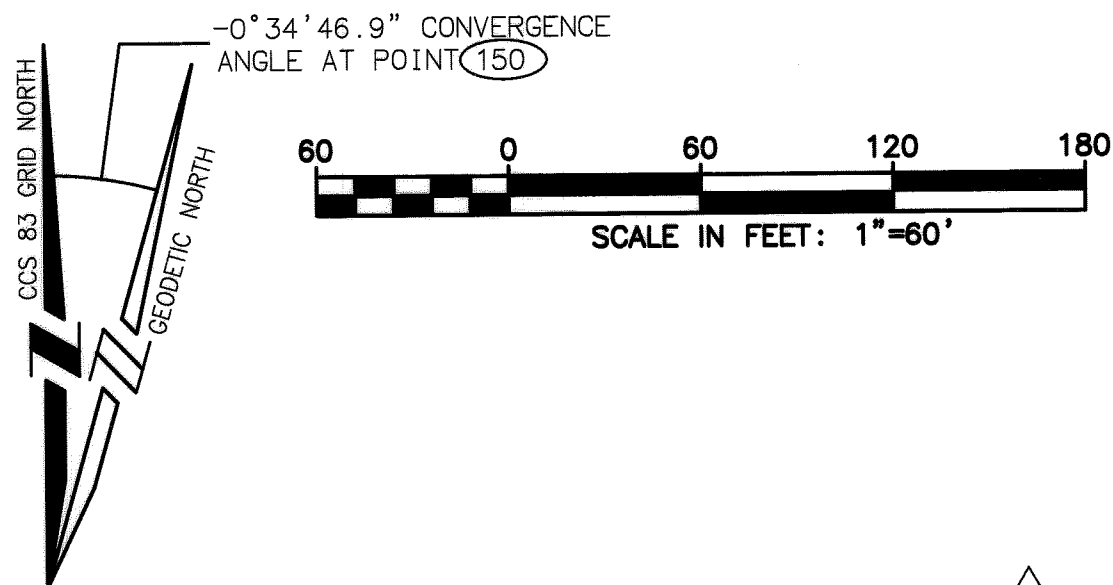


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, REFERENCE NOTES, ENVIRONMENTAL CONSTRAINT NOTE, BASIS OF BEARINGS, BOUNDARY SHEET INDEX AND VICINITY MAP.  
SEE SHEET 6 FOR EASEMENT NOTES AND SHEET INDEX MAP.



PARCEL "C"  
LOT LINE ADJUSTMENT NO. 4691  
INST. NO. 2004-0118105 O.R.

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L1	N42°11'19"E	10.47'	C1	1033.00'	01°41'35"	30.52'
L2	N59°03'09"E	71.92'	C2	32.50'	16°51'50"	9.57'
L3	N09°22'05"W	15.59'	C3	333.00'	10°54'36"	63.41'
L4	N80°37'55"E	36.14'	C4	161.00'	32°07'20"	90.26'
L5	N09°22'05"W	26.84'	C5	161.00'	07°59'13"	22.44'
L6	N67°20'15"W	38.79'	C6	211.00'	13°06'02"	48.24'
L7	N23°33'55"E	33.02'	C7	43.00'	77°48'08"	58.39'
			C8	300.00'	15°34'47"	81.58'
			C9	567.00'	18°14'31"	180.52'
			C10	567.00'	07°21'25"	72.81'
			C11	<567.00'>	<25°35'56\"	<253.33'>
			C12	46.00'	98°53'12"	79.39'
			C13	567.00'	22°51'22"	226.18'
			C14	(600.00')	(25°35'56")	(268.07')

# ENVIRONMENTAL CONSTRAINT SHEET

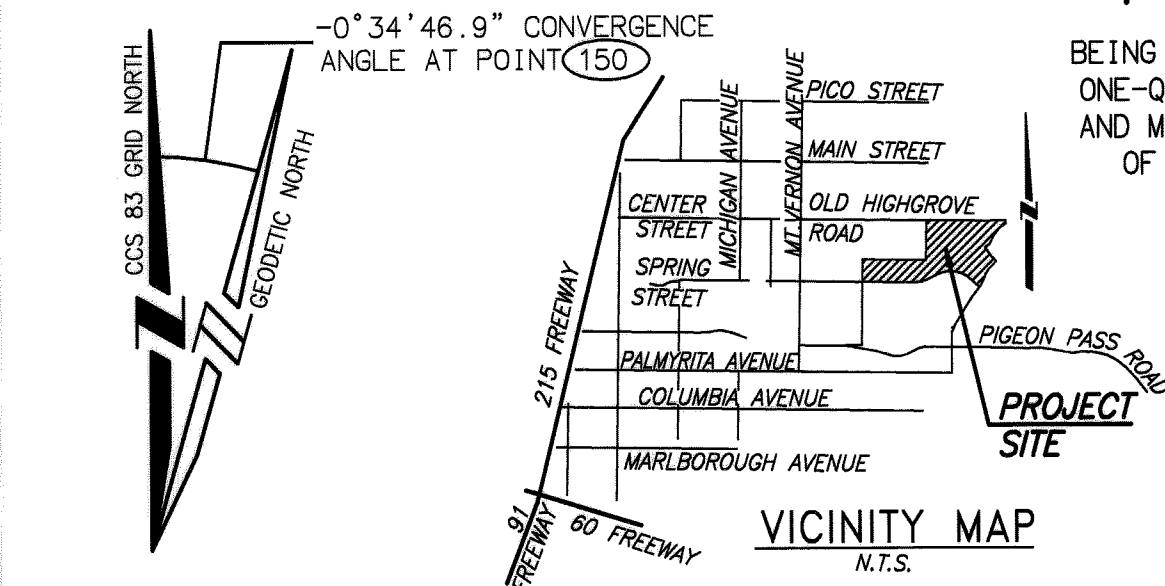
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

## TRACT NO. 29597

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, CALIFORNIA AND A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT NO. 4691 RECORDED FEBRUARY 20, 2004 AS INSTRUMENT NO. 2004-0118105, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



### BOUNDARY CONTROL - TRACT NO. 29597



CURVE DATA TABLE			RECORD CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	RADIUS	DELTA	LENGTH	REF.
C1	{1480.00'	{04°28'07\"	{115.43'}	1480.00'	04°28'02\"	115.39'	R11
C2	{980.00'	{11°09'30\"	{190.85'}	980.00'	11°09'30\"	190.85'	R11
C3	{1000.00'	{26°10'21\"	{456.80'}				
C4	{1000.00'	{18°27'06\"	{322.04'}				
C5	{500.00'	{18°08'22\"	{158.30'}	500.00'	18°08'22\"	158.30'	R11
C6	{300.00'	{24°15'46\"	{127.04'}	300.00'	24°15'46\"	127.04'	R11
C7	{1000.00'	{15°49'48\"	{276.29'}	1000.00'	15°50'01\"	276.35'	R11
C8	{500.00'	{9°29'59\"	{82.90'}				
C9	{1000.00'	{5°57'36\"	{104.02'}	1000.00'	5°57'36\"	104.02'	R11
C10	{500.00'	{21°53'53\"	{191.10'}				
C11	{567.00'	{25°35'56\"	{253.33'}				
C12	{633.00'	{66°45'57\"	{737.82'}				

#### ENVIRONMENTAL CONSTRAINT NOTES

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

THE LAND DIVISION IS LOCATED IN THE "HAZARDOUS FIRE AREA" OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED ON LOTS CREATED BY THIS LAND DIVISION SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN RIVERSIDE COUNTY ORDINANCE 787.2

ALL BUILDINGS SHALL BE CONSTRUCTED WITH CLASS A MATERIAL PER THE CALIFORNIA BUILDING CODE.

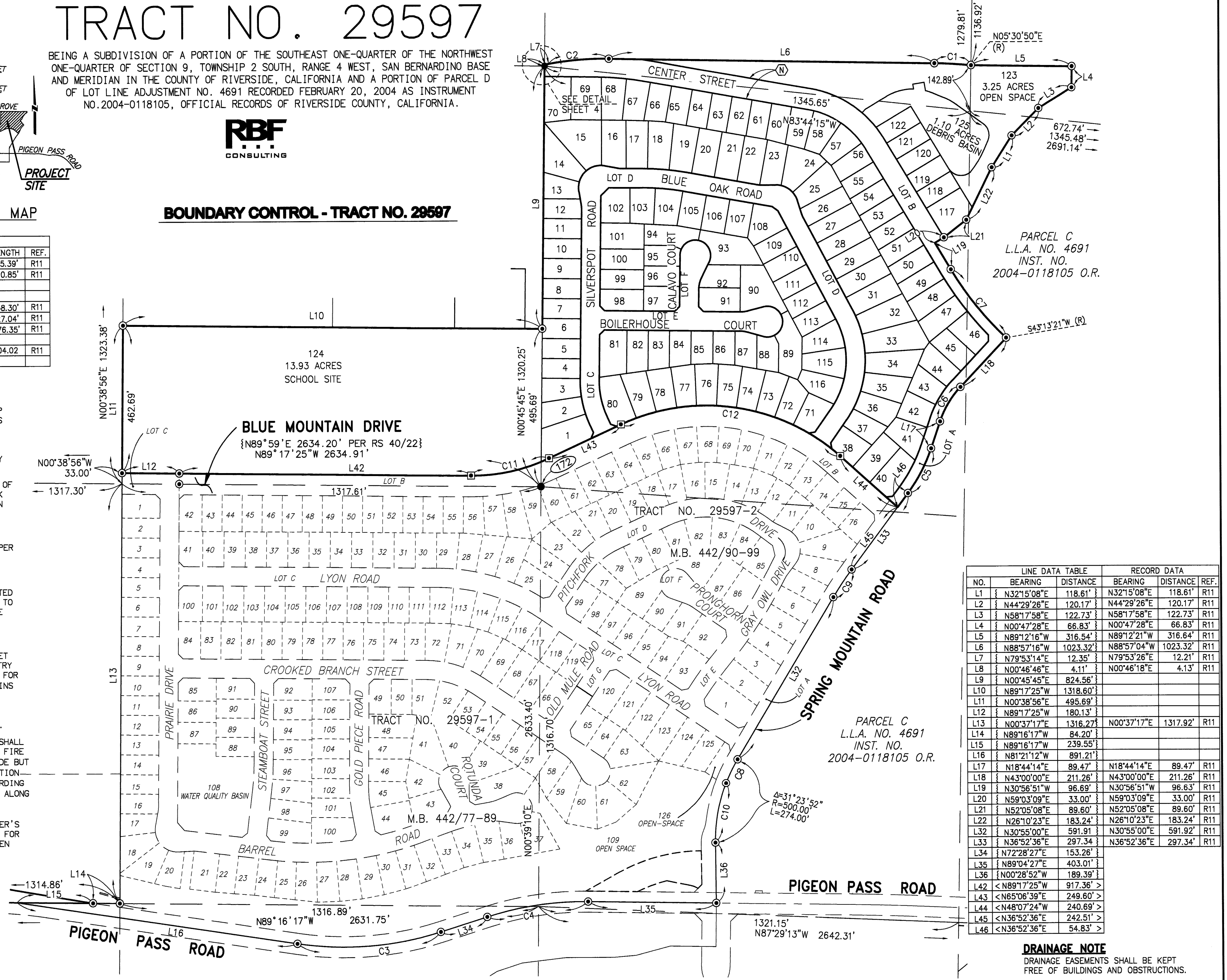
GATE ENTRANCES SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANES SERVING THAT GATE. ANY GATE PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 35 FEET SETBACK FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATE ENTRANCE, A 40' TURNING RADIUS SHALL BE USED.

GATES SHALL BE AUTOMATIC OR MANUAL AND A MINIMUM OF 24 FEET IN WIDTH. GATE ACCESS SHALL BE EQUIPPED WITH A RAPID ENTRY SYSTEM. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. AUTOMATIC/MANUAL GATE PINS SHALL BE RATED WITH SHEAR PIN FORCE, NOT TO EXCEED 30' POUNDS. AUTOMATIC GATES SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER. GATES ACTIVATED BY THE RAPID ENTRY SYSTEM SHALL REMAIN OPEN UNTIL CLOSED BY THE RAPID ENTRY SYSTEM.

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT FOR APPROVAL A FIRE PROTECTION /VEGETATION MANAGEMENT PLAN THAT SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: A) FUEL MODIFICATION TO REDUCE FIRE LOADING. B) APPROPRIATE FIRE BREAKS ACCORDING TO FUEL LOAD, SLOPE AND TERRAIN. C) NON FLAMMABLE WALLS ALONG COMMON BOUNDARIES BETWEEN REAR YARDS AND OPEN SPACE. D) EMERGENCY VEHICLE ACCESS INTO OPEN SPACE AREAS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 1500'. E) A HOMEOWNER'S ASSOCIATION OR APPROPRIATE DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE PROTECTION MEASURES WITHIN THE OPEN SPACE AREAS. ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY BEFORE ANY COMBUSTIBLE BUILDING MATERIALS ARE PLACED ON AN INDIVIDUAL LOT.

PLEASE BE ADVISED THE PROPOSED PROJECT MAY NOT BE FEASIBLE SINCE THE EXISTING WATER MAINS WILL NOT MEET THE REQUIRED FIRE FLOW OF 1000 GPM. DUE TO LETTER RECEIVED FROM WATER DISTRICT, NO FACILITIES EXIST AT THIS TIME.



LINE DATA TABLE		RECORD DATA			
NO.	BEARING	DISTANCE	BEARING	DISTANCE	REF.
L1	{N32°15'08\"	{118.61'}	N32°15'08\"	118.61'	R11
L2	{N44°29'26\"	{120.17'}	N44°29'26\"	120.17'	R11
L3	{N58°17'58\"	{122.73'}	N58°17'58\"	122.73'	R11
L4	{N00°47'28\"	{66.83'}	N00°47'28\"	66.83'	R11
L5	{N89°12'16\"	{316.54'}	N89°12'21\"	316.64'	R11
L6	{N88°57'16\"	{1023.32'}	N88°57'04\"	1023.32'	R11
L7	{N79°53'14\"	{12.35'}	N79°53'26\"	12.21'	R11
L8	{N00°46'46\"	{4.11'}	N00°46'18\"	4.13'	R11
L9	{N00°45'45\"	{824.56'}			
L10	{N89°17'25\"	{1318.60'}			
L11	{N00°38'56\"	{495.69'}			
L12	{N89°17'25\"	{180.13'}			
L13	{N00°37'17\"	{1316.27'}	N00°37'17\"	1317.92'	R11
L14	{N89°16'17\"	{84.20'}			
L15	{N89°16'17\"	{239.55'}			
L16	{N81°21'12\"	{891.21'}			
L17	{N18°44'14\"	{89.47'}	N18°44'14\"	89.47'	R11
L18	{N43°00'00\"	{211.26'}	N43°00'00\"	211.26'	R11
L19	{N30°56'51\"	{96.69'}	N30°56'51\"	96.63'	R11
L20	{N59°03'09\"	{33.00'}	N59°03'09\"	33.00'	R11
L21	{N52°05'08\"	{89.60'}	N52°05'08\"	89.60'	R11
L22	{N26°10'23\"	{183.24'}	N26°10'23\"	183.24'	R11
L32	{N30°55'00\"	{591.91'}	N30°55'00\"	591.92'	R11
L33	{N36°52'36\"	{297.34'}	N36°52'36\"	297.34'	R11
L34	{N72°28'27\"	{153.26'}			
L35	{N89°04'27\"	{403.01'}			
L36	{N00°28'52\"	{189.39'}			
L42	{N89°17'25\"	{917.36'}			
L43	{N65°06'39\"	{249.60'}			
L44	{N48°07'24\"	{240.69'}			
L45	{N36°52'36\"	{242.51'}			
L46	{N36°52'36\"	{54.83'}			

**DRAINAGE NOTE**  
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.