

TRACT NO. 31930

BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF SAN BERNARDINO BASE AND MERIDIAN.

DENNIS C. FARNSWORTH R.C.E. 31653 MARCH 2024

AGUILAR CONSULTING INC.
RIVERSIDE

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____
AT _____ M. IN BOOK _____ OF
MAPS AT PAGES _____ AT
THE REQUEST OF THE CITY CLERK OF
THE CITY OF RIVERSIDE.

NO. _____
FEE: _____
PETER ALDANA, ASSESSOR-COUNTY
CLERK-RECORDER

BY: _____
DEPUTY
SUBDIVISION GUARANTEED BY:
FIDELITY NATIONAL TITLE



OWNER'S STATEMENT

WE HEREBY STATE WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES, EMERGENCY ACCESS AND OTHER PUBLIC SERVICES "LOTS A THROUGH C", INCLUSIVE;

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR A MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE, THE EASEMENT DESIGNATED AS "MULTIPURPOSE TRAIL EASEMENT". SAID EASEMENT SHALL BE MAINTAINED IN ITS/THEIR IMPROVED CONDITION BY OURSELVES, SUCCESSOR'S HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL AND DEPOSITS.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENTS DESIGNATED AS "5 P.U.E." AND "BLANKET P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS, THE EASEMENTS DESIGNATED AS "30 FOOT EMERGENCY ACCESS".

WE HEREBY RESERVE LOTS "D", "E" AND "F" AND NATURAL OPEN SPACE EASEMENTS SHOWN ON LOTS 1-25 AS EASEMENTS TO OURSELVES, OUR SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF THE CITY OF RIVERSIDE TO PRESERVE, MANAGE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT, AND EARTH FILL OR DEPOSIT, THE EASEMENTS DESIGNATED AS "OPEN SPACE EASEMENT". SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY PUBLIC RIGHTS OF ACCESS, AND THE PUBLIC SHALL NOT HAVE ANY RESPONSIBILITY FOR THE MAINTENANCE THEREOF.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS, THE PRIVATE DRAINAGE EASEMENT DESIGNATED "10 FOOT DRAINAGE EASEMENT". SAID EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, LOT OWNERS AND INVITEES TO PROVIDE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES TO ALL LOT WITH THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS, THE PRIVATE WATER EASEMENT DESIGNATED "10 FOOT WATER EASEMENT". SAID EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, LOT OWNERS AND INVITEES TO PROVIDE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE WATER FACILITIES TO ALL LOTS WITH THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS, LOTS "A", "B", AND "C" FOR PRIVATE STREETS, SAID EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, LOT OWNERS AND INVITEES TO PROVIDE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE STREET FACILITIES TO ALL LOTS WITH THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS, THE PRIVATE ACCESS EASEMENT DESIGNATED "30 FOOT MUTUAL ACCESS EASEMENT". SAID EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, LOT OWNERS AND INVITEES TO PROVIDE 15 FOOT FOR INGRESS/EGRESS OVER LOT 24 IN FAVOR OF LOTS 21, 22, 23, AND 25 AND 15 FOOT FOR INGRESS/EGRESS OVER LOT 25 IN FAVOR OF LOTS 21, 22, 23, AND 24.

SPRING CANYON RECOVERY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: INLAND COMMUNITIES CORPORATION DATE
JAMAL A. AHMAD, MANAGER

SEE NOTARY ACKNOWLEDGMENT ON SHEET 2

SEE SIGNATURE OMISSION ON SHEET 2

SOILS REPORT CERTIFICATION

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOMAT TESTING LABORATORIES, INC. ON JUNE 30, 2021, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

TAX COLLECTOR'S CERTIFICATE

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

DATE: _____

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, 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 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: _____

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MOHAMED YOUNES ON MARCH 1, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 31, 2025, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN

DATE: _____
DENNIS C. FARNSWORTH,
RCE 31653 LIC. EXP. 12/31/24

CITY ENGINEER'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. 31930 APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON APRIL 24, 2007 AND ANY APPROVED ALTERATIONS THEREOF; ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP ARE APPROVED; THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION ARE APPROVED; A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS ARE FILED WITH THE PUBLIC WORKS DEPARTMENT AND THE SAME ARE CHECKED AND APPROVED; AND ALL IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, OR THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: _____ NATHAN T. MUSTAFA
RCE 83654 LIC. EXP. 3/31/25
CITY ENGINEER



CITY SURVEYOR'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT, AND ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: _____ DOUGLAS B. WEBBER
L.S. 9477 LIC. EXP. 12/31/24
CITY SURVEYOR



CITY CLERK CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF 9 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 31930.

"LOTS A THROUGH C", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES, EMERGENCY ACCESS AND OTHER PUBLIC SERVICES.

THE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

THE EASEMENTS DESIGNATED AS "5 FOOT P.U.E." AND "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENT DESIGNATED AS "30 FOOT EMERGENCY ACCESS EASEMENT" IS HEREBY ACCEPTED AS EASEMENT FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 2024.

DATE: _____ DONESIA GAUSE
CITY CLERK OF THE CITY RIVERSIDE, CALIFORNIA

BY: _____

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL, EXCEPT FOR THOSE NOTED BELOW.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY, OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

DATE: _____ EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: _____

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY, THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP, AND ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATED: _____ DAVID A. GARCIA
PUBLIC UTILITIES GENERAL MANAGER

BY: _____

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DENNIS C. FARNSWORTH R.C.E. 31653 MARCH 2024
AGUILAR CONSULTING INC.
RIVERSIDE

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____, BEFORE ME,
NOTARY PUBLIC PERSONALLY APPEARED JAMAL A. AHMAD, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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:

NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

SIGNATURE OMISSION:

PURSUANT TO SECTION 664.36 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPE INTO A FEE:

AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, FOR WATER CONSERVATION AND INCIDENTAL PURPOSES, RECORDED MAY 8, 1956 IN BOOK 1908, PAGE 381 OF DEEDS, OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR STORMWATER" RECORDED MARCH 20, 2003 AS INSTRUMENT NO. 2003-198048, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

THE TERMS, PROVISIONS AND EASEMENT CONTAINED IN THE DOCUMENT ENTITLED "SUPERSEDING DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATION OF STREET EASEMENTS, AND USE MAINTENANCE AGREEMENT FOR SANTA BARBARA COLLECTION AT HIDDEN CANYON PHASE 4 THROUGH 8" RECORDED JANUARY 30, 2004, AS INSTRUMENT NO. 2004-0068717, OF OFFICIAL RECORDS.

GROSS ACREAGE= 70.33 AC.
 NET ACREAGE= 28.70 AC.
 NO. OF RESIDENTIAL LOTS= 25
 NO. OF LETTERED LOTS= 3

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 3 OF 10 SHEETS

TRACT NO. 31930

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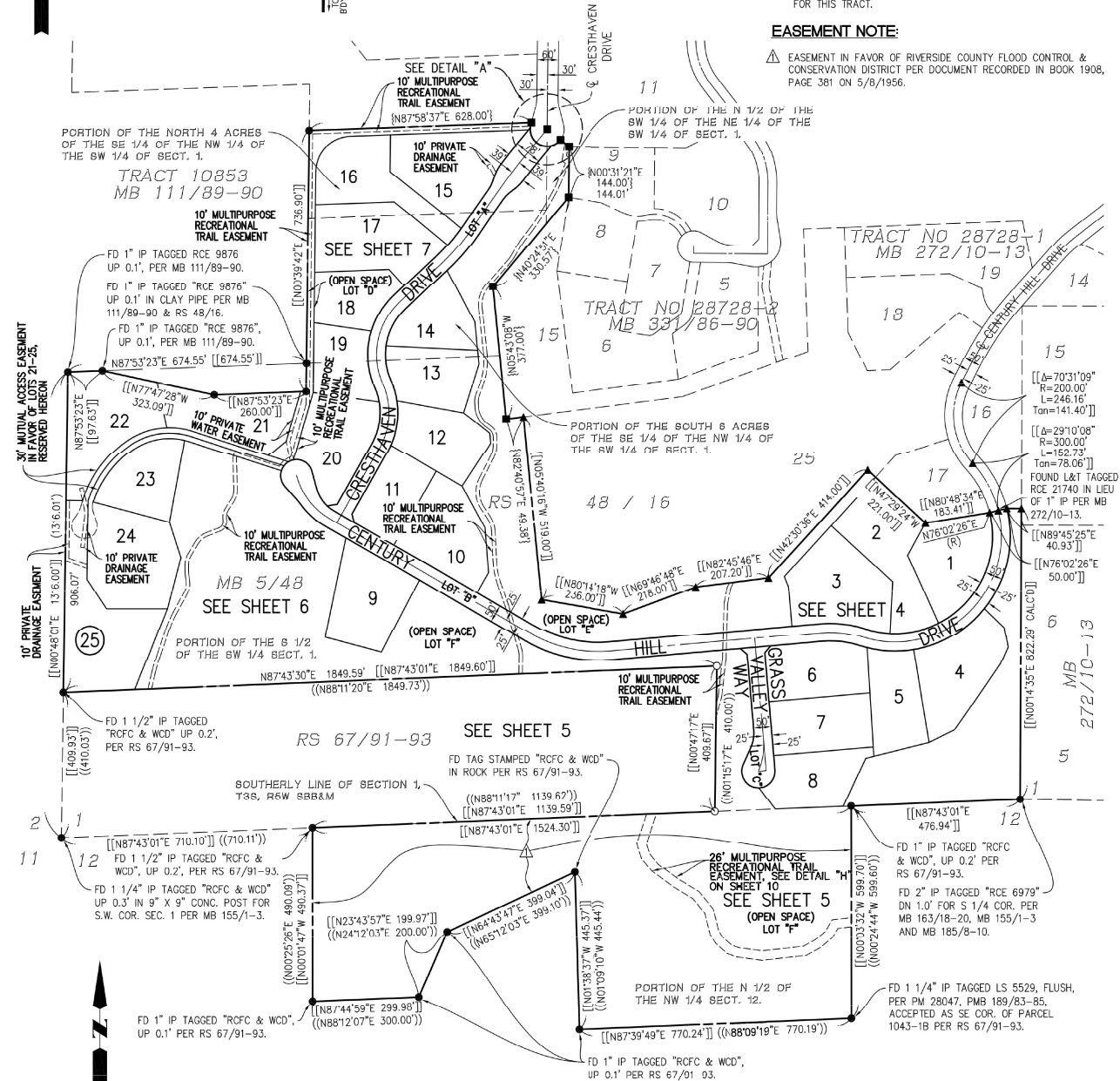
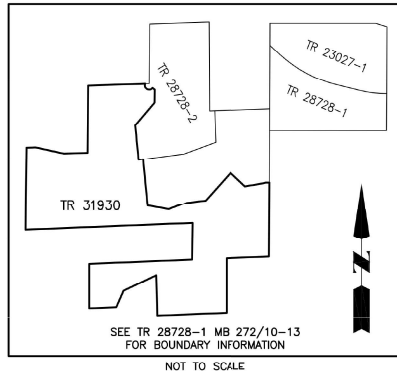
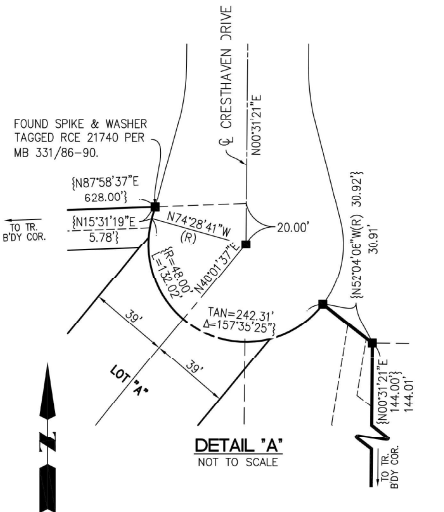
DENNIS C. FARNSWORTH R.C.E. 31653 MARCH 2024
 AGUILAR CONSULTING INC.
 RIVERSIDE

ENGINEER'S NOTES:

1. BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S. R.5W. S.R.M. BEING N87°41'01" E AS SHOWN BY MB 272/10-13.
2. ● INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
3. ▲ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13, UNLESS OTHERWISE NOTED.
4. ■ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 331/86-90.
5. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH, UNLESS OTHERWISE NOTED.
6. SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
7. SET BRASS PIN & TAG RCE 31653 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
8. () INDICATES RECORD DATA PER MB 155/1-3, OTHERWISE NOTED.
9. (()) INDICATES RECORD DATA PER RS 67/91-93.
10. [] INDICATES RECORD DATA PER RS 48/16.
11. [[]] INDICATES MEASURED AND RECORD DATA PER MB 272/10-13.
12. { } INDICATES MEASURED AND RECORD DATA PER MB 331/86-90.
13. THIS TRACT CONTAINS 70.31 GROSS ACRES.
14. PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.
15. LOTS "A", "B" AND "C" FOR PRIVATE STREET PURPOSES TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.

EASEMENT NOTE:

- ▲ EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & CONSERVATION DISTRICT PER DOCUMENT RECORDED IN BOOK 1908, PAGE 381 ON 5/8/1956.



INDEX MAP - BOUNDARY MAP

SCALE: 1"=200'

200' 100' 0' 200'
 GRAPHIC SCALE: 1"=200'

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BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF SAN BERNARDINO BASE AND MERIDIAN.

DENNIS C. FARNSWORTH R.C.E. 31653 MARCH 2024

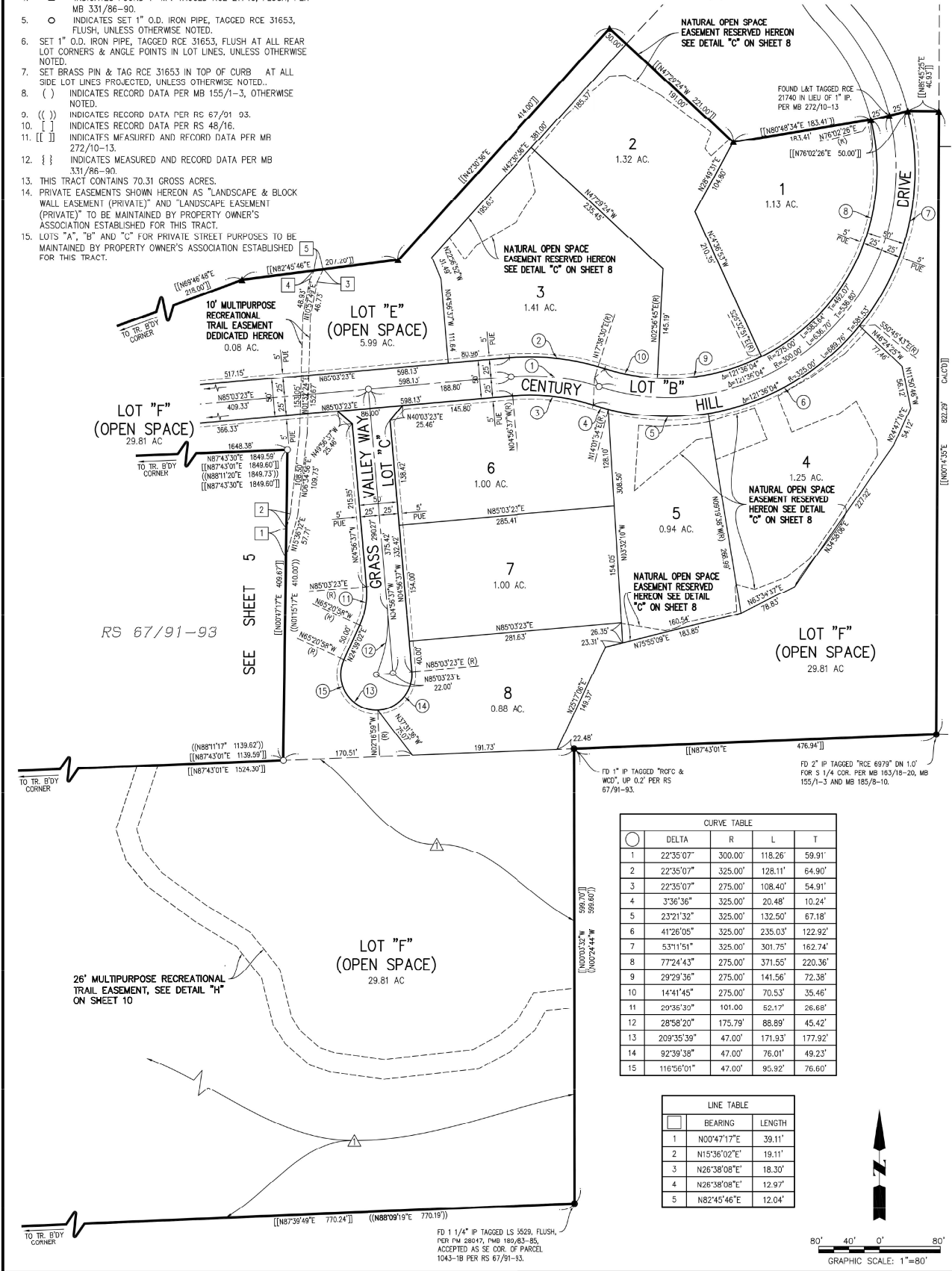
AGUILAR CONSULTING INC.
RIVERSIDE

ENGINEER'S NOTES:

1. BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S, R.5W, S.B.M. BEING N87°43'01"E AS SHOWN BY MB 272/10-13.
2. ● INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
3. ▲ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13, UNLESS OTHERWISE NOTED.
4. ■ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 331/86-90.
5. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH, UNLESS OTHERWISE NOTED.
6. SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
7. SET BRASS PIN & TAG RCE 31653 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
8. () INDICATES RECORD DATA PER MB 155/1-3, OTHERWISE NOTED.
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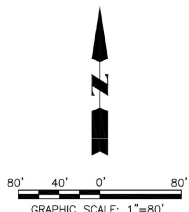
EASEMENT NOTE:

▲ EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & CONSERVATION DISTRICT PER DOCUMENT RECORDED IN BOOK 1908, PAGE 381 ON 5/8/1956.



Δ	DELTA	R	L	T
1	22°35'07"	300.00'	118.26'	59.91'
2	22°35'07"	325.00'	128.11'	64.90'
3	22°35'07"	275.00'	108.40'	54.91'
4	3°36'36"	325.00'	20.48'	10.24'
5	23°21'32"	325.00'	132.50'	67.18'
6	41°26'05"	325.00'	235.03'	122.92'
7	53°11'51"	325.00'	301.75'	162.74'
8	77°24'43"	275.00'	371.55'	220.36'
9	29°29'36"	275.00'	141.56'	72.38'
10	14°41'45"	275.00'	70.53'	35.46'
11	29°36'30"	101.00'	52.17'	26.68'
12	28°58'20"	175.79'	88.89'	45.42'
13	209°35'39"	47.00'	171.93'	177.92'
14	92°39'38"	47.00'	76.01'	49.23'
15	116°56'01"	47.00'	95.92'	76.60'

LINE	BEARING	LENGTH
1	N00°47'17"E	39.11'
2	N15°36'02"E	19.11'
3	N26°38'08"E	18.30'
4	N26°38'08"E	12.97'
5	N82°45'46"E	12.04'



FD 1 1/4" IP TAGGED LS 5529, FLUSH, PER PM 28047, PMB 180,83-85, ACCEPTED AS SE COR. OF PARCEL 1043-18 PER RS 67/91-93.

TO TR. B'DY CORNER

TO TR. B'DY CORNER

TO TR. B'DY CORNER

TO TR. B'DY CORNER

TO TR. B'DY CORNER

RS 67/91-93

SEE SHEET 5

LOT "B" HILL

LOT "E" (OPEN SPACE)
5.99 AC.

LOT "F" (OPEN SPACE)
29.81 AC

LOT "F" (OPEN SPACE)
29.81 AC

LOT "F" (OPEN SPACE)
29.81 AC

26' MULTIPURPOSE RECREATIONAL TRAIL EASEMENT, SEE DETAIL "H" ON SHEET 10

NATURAL OPEN SPACE EASEMENT RESERVED HEREON SEE DETAIL "C" ON SHEET 8

NATURAL OPEN SPACE EASEMENT RESERVED HEREON SEE DETAIL "C" ON SHEET 8

FOUND L&T TAGGED RCE 21740 IN LIEU OF 1" IP. PER MB 272/10-13

NATURAL OPEN SPACE EASEMENT RESERVED HEREON SEE DETAIL "C" ON SHEET 8

NATURAL OPEN SPACE EASEMENT RESERVED HEREON SEE DETAIL "C" ON SHEET 8

NATURAL OPEN SPACE EASEMENT RESERVED HEREON SEE DETAIL "C" ON SHEET 8

FD 1" IP TAGGED "RCE" & "WCD", UP 0.2' PER RS 67/91-93.

FD 2" IP TAGGED "RCE 6979" ON 1.0' FOR 5 1/4" C&C. PER MB 185/18-20, MB 155/1-3 AND MB 185/9-10.

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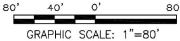
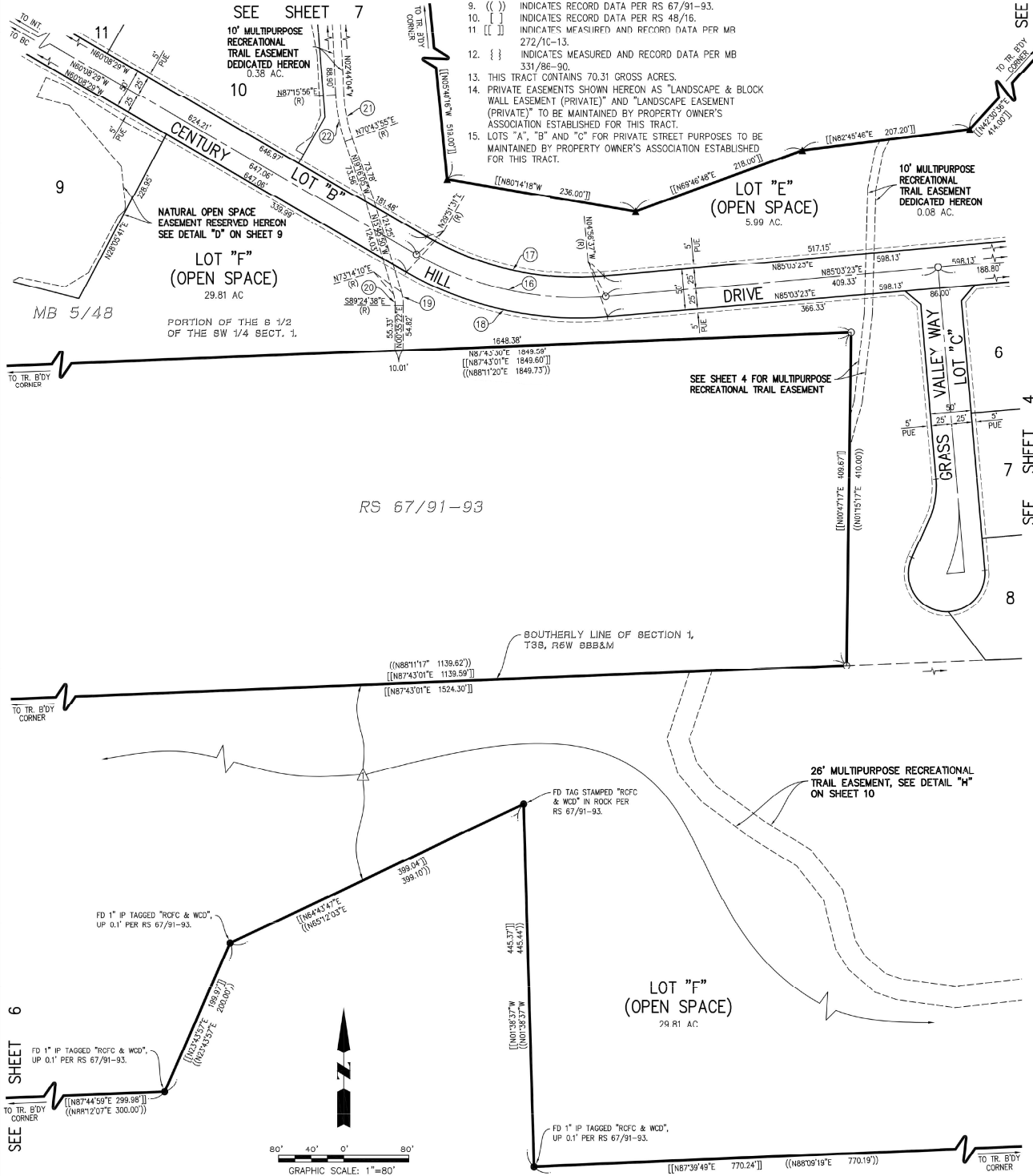
CURVE TABLE				
Δ	R	L	T	
16	34°48'08"	400.00'	242.97'	125.36'
17	34°48'08"	375.00'	227.78'	117.53'
18	34°48'08"	425.00'	258.15'	133.20'
19	17°21'12"	55.00'	16.66'	8.39'
20	17°21'12"	45.00'	13.63'	6.87'
21	16°32'01"	195.00'	56.27'	28.33'
22	16°32'01"	205.00'	59.16'	29.78'

ENGINEER'S NOTES:

- BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S, R.5W, S.B.M. BEING N87°43'01"E AS SHOWN BY MB 272/10-13.
- INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 331/86-90.
- INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH UNLESS OTHERWISE NOTED.
- SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- SET BRASS PIN & TAG RCE 31653 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER MB 155/1-3, OTHERWISE NOTED.
- (()) INDICATES RECORD DATA PER RS 67/91-93.
- [] INDICATES RECORD DATA PER RS 48/16.
- [[]] INDICATES MEASURED AND RECORD DATA PER MR 272/10-13.
- { { } } INDICATES MEASURED AND RECORD DATA PER MB 331/86-90.
- THIS TRACT CONTAINS 70.31 GROSS ACRES.
- PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.
- LOTS "A", "B" AND "C" FOR PRIVATE STREET PURPOSES TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.

EASEMENT NOTE:

- ▲ EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & CONSERVATION DISTRICT PER DOCUMENT RECORDED IN BOOK 1908, PAGE 381 ON 5/8/1956.



TRACT NO. 31930

BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF SAN BERNARDINO BASE AND MERIDIAN.

DENNIS C. FARNSWORTH R.C.E. 31653 MARCH 2024

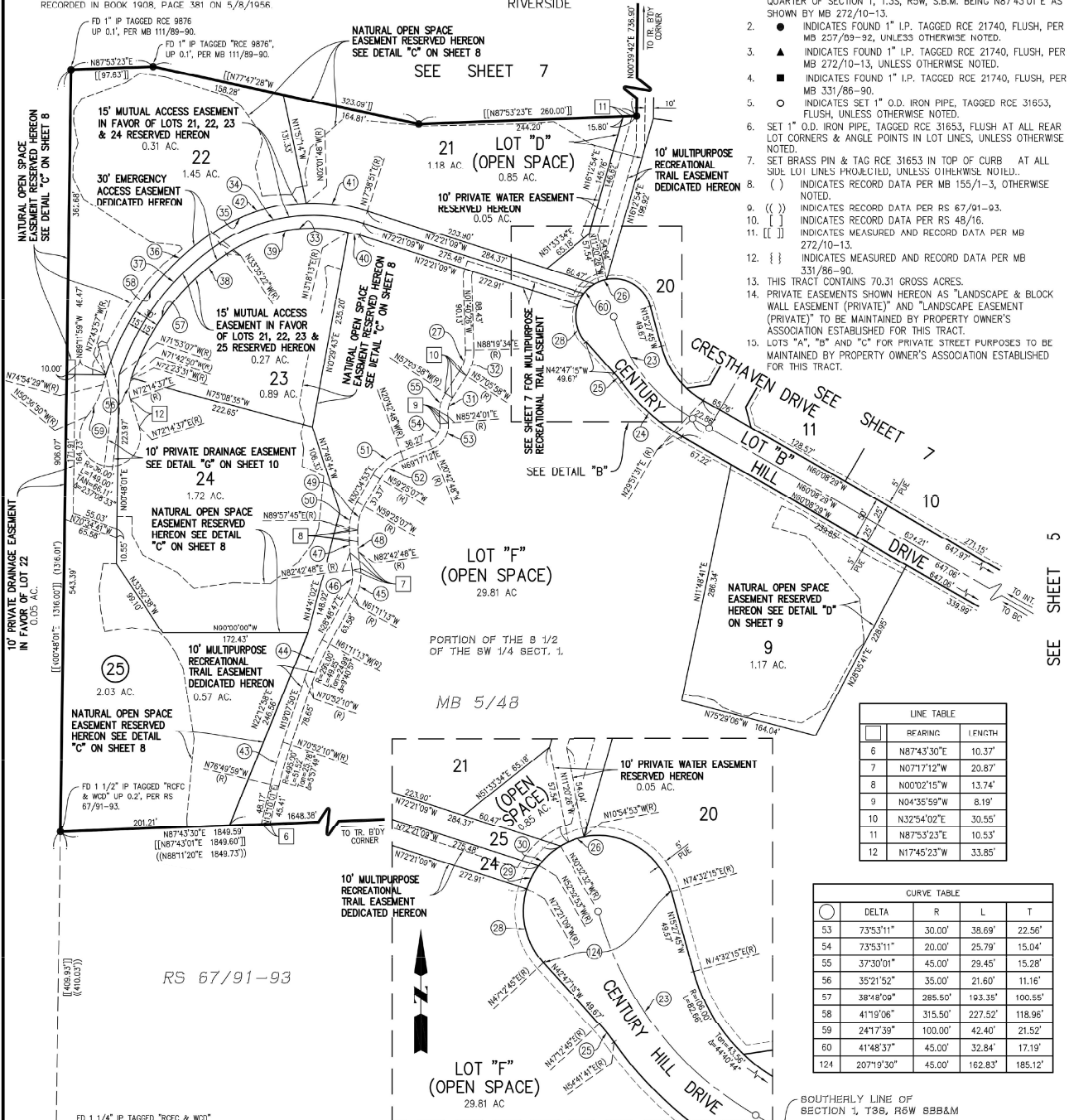
AGUILAR CONSULTING INC.
RIVERSIDE

EASEMENT NOTE:

△ EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL & CONSERVATION DISTRICT PER DOCUMENT RECORDED IN BOOK 1908, PAGE 381 ON 5/8/1956.

ENGINEER'S NOTES:

1. BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S, R.5W, S.B.M. BEING N87°43'01"E AS SHOWN BY MB 272/10-13.
2. ● INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
3. ▲ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13, UNLESS OTHERWISE NOTED.
4. ■ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 331/86-90.
5. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH, UNLESS OTHERWISE NOTED.
6. SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
7. SET BRASS PIN & TAG RCE 31653 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
8. () INDICATES RECORD DATA PER MB 155/1-3, OTHERWISE NOTED.
9. (()) INDICATES RECORD DATA PER RS 67/91-93.
10. ([]) INDICATES RECORD DATA PER RS 48/16.
11. ([[]]) INDICATES MEASURED AND RECORD DATA PER MB 272/10-13.
12. ({ }) INDICATES MEASURED AND RECORD DATA PER MB 331/86-90.
13. THIS TRACT CONTAINS 70.31 GROSS ACRES.
14. PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.
15. LOTS "A", "B" AND "C" FOR PRIVATE STREET PURPOSES TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.



LINE TABLE

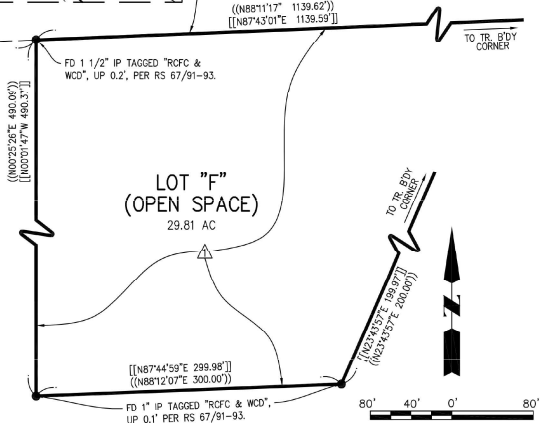
LINE NO.	BEARING	LENGTH
6	N87°43'30"E	10.37'
7	N07°17'12"W	20.87'
8	N00°02'15"W	13.74'
9	N04°35'59"W	6.19'
10	N32°54'02"E	30.55'
11	N87°53'23"E	10.53'
12	N17°45'23"W	33.85'

CURVE TABLE

LINE NO.	DELTA	R	L	T
53	73°53'11"	30.00'	38.69'	22.56'
54	73°53'11"	20.00'	25.79'	15.04'
55	37°30'01"	45.00'	29.45'	15.28'
56	35°21'52"	35.00'	21.60'	11.16'
57	38°48'00"	285.50'	193.35'	100.55'
58	41°19'06"	315.50'	227.52'	118.96'
59	241°7'39"	100.00'	42.40'	21.52'
60	41°48'37"	45.00'	32.84'	17.19'
124	207°19'30"	45.00'	162.83'	185.12'

DETAIL 'B'

SCALE: 1"=40'

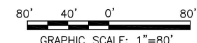


CURVE TABLE

LINE NO.	DELTA	R	L	T
23	44°59'25"	200.00'	157.05'	82.82'
24	24°50'10"	225.00'	97.53'	49.54'
25	7°28'56"	106.00'	13.84'	6.93'
26	12°49'45"	45.00'	10.00'	5.00'
27	34°34'28"	45.00'	27.15'	14.00'
28	60°26'06"	45.00'	47.47'	26.21'
29	19°28'16"	45.00'	15.29'	7.72'
30	22°20'21"	45.00'	17.55'	8.89'
31	37°30'01"	35.00'	22.91'	11.88'
32	34°34'28"	55.00'	33.19'	17.12'
33	51°14'13"	185.00'	165.44'	88.71'
34	51°14'13"	200.00'	178.85'	95.90'
35	51°14'14"	215.00'	192.27'	103.10'
36	39°00'34"	315.50'	215.54'	112.17'
37	38°17'45"	300.50'	200.85'	104.34'

CURVE TABLE

LINE NO.	DELTA	R	L	T
38	38°07'28"	285.50'	189.97'	98.65'
39	46°53'35"	185.00'	151.41'	80.24'
40	42°03'38"	185.00'	14.03'	7.02'
41	19°40'39"	213.00'	13.84'	31.29'
42	31°33'35"	215.00'	118.43'	60.76'
43	5°57'40"	505.00'	62.56'	26.31'
44	9°40'57"	305.00'	51.54'	25.83'
45	36°05'59"	55.00'	34.65'	17.92'
46	36°05'59"	45.00'	28.35'	14.66'
47	71°45'57"	105.00'	13.28'	6.65'
48	71°45'57"	95.00'	12.02'	6.02'
49	30°37'08"	55.00'	29.39'	15.06'
50	30°37'08"	65.00'	34.74'	17.79'
51	36°42'19"	65.00'	43.91'	22.83'
52	38°42'19"	55.00'	37.15'	19.32'



SEE SHEET 5

TRACT NO. 31930

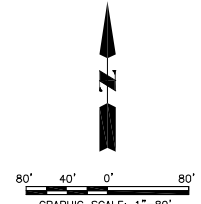
BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF SAN BERNARDINO BASE AND MERIDIAN.
DENNIS C. FARNSWORTH R.C.E. 31653 MARCH 2024
AGUILAR CONSULTING INC.
RIVERSIDE

CURVE TABLE				
Δ	R	L	T	
24	24°50'10"	225.00'	97.53'	49.54'
25	7°28'56"	106.00'	13.84'	6.93'
59	5°03'32"	1600.00'	141.27'	70.68'
60	2°45'26"	1639.00'	78.87'	39.44'
61	2°105'06"	129.00'	47.47'	24.01'
62	18°47'00"	111.00'	36.39'	18.36'
63	20°36'42"	111.00'	39.93'	20.18'
64	18°18'38"	129.00'	41.23'	20.79'
65	2°45'28"	1561.00'	75.13'	37.57'
66	12°18'16"	600.00'	128.85'	64.67'
67	12°18'16"	575.00'	123.48'	61.98'
68	12°18'16"	625.00'	134.22'	67.37'
69	7°13'12"	200.00'	249.65'	144.03'
70	7°13'12"	225.00'	280.86'	162.04'
71	7°13'12"	175.00'	218.45'	126.03'
72	54°06'22"	200.00'	188.87'	102.14'
73	54°06'22"	175.00'	165.26'	89.37'
74	54°06'22"	225.00'	212.47'	114.91'
75	44°59'25"	200.00'	157.05'	82.82'
76	44°40'44"	106.00'	82.66'	43.56'
77	157°35'25"	48.00'	132.02'	242.31'
78	11°09'15"	48.00'	9.34'	4.69'
79	108°40'55"	48.00'	91.05'	66.90'
80	37°45'16"	48.00'	31.63'	16.41'
81	131°7'40"	106.00'	24.60'	12.35'
82	1°35'36"	575.00'	15.99'	8.00'
83	5°58'57"	575.00'	60.04'	30.05'
84	4°43'43"	575.00'	47.45'	23.74'
85	3°01'20"	225.00'	118.60'	60.71'
86	41°19'07"	225.00'	162.26'	84.84'
87	14°16'50"	175.00'	43.62'	21.92'
88	39°49'32"	175.00'	121.64'	63.39'
89	85°27'08"	45.00'	67.11'	41.56'
90	5°46'32"	225.00'	22.88'	11.35'
91	32°37'14"	225.00'	128.10'	65.84'
92	15°42'36"	225.00'	61.69'	31.04'
93	32°27'42"	175.00'	99.15'	50.94'
94	39°03'30"	175.00'	119.30'	62.07'
95	31°23'04"	106.00'	58.06'	29.78'
96	8°18'55"	100.00'	152.39'	95.42'
97	50°22'40"	27.00'	23.74'	12.70'
98	19°37'39"	45.00'	15.42'	7.78'
99	30°49'39"	75.00'	40.35'	20.68'
100	30°49'39"	85.00'	45.73'	23.43'
101	60°52'49"	85.00'	90.32'	49.95'
102	26°19'09"	65.00'	29.86'	15.20'
103	26°19'09"	55.00'	25.26'	12.86'
104	55°06'49"	25.00'	24.05'	13.05'
105	55°06'49"	35.00'	33.67'	18.26'
106	27°33'49"	45.00'	21.65'	11.04'
107	27°33'49"	55.00'	26.46'	13.49'
108	22°53'22"	45.00'	17.98'	9.11'
109	22°53'22"	55.00'	21.97'	11.13'
110	23°48'19"	45.00'	18.70'	9.49'
111	23°48'19"	55.00'	22.85'	11.59'
112	26°22'13"	195.00'	89.75'	45.68'

CURVE TABLE				
Δ	R	L	T	
113	47°51'10"	75.00'	62.64'	33.28'
114	12°23'10"	95.00'	20.54'	10.31'
115	12°23'10"	105.00'	22.70'	11.39'
116	9°12'11"	95.00'	15.26'	7.65'
117	9°12'11"	105.00'	16.87'	8.45'
118	8°34'13"	505.00'	75.54'	37.84'
119	7°04'27"	295.00'	36.42'	18.24'
120	7°04'27"	305.00'	37.66'	18.85'
121	44°23'13"	55.00'	42.61'	22.44'
122	5°32'40"	48.00'	4.64'	2.32'
123	61°26'16"	45.00'	48.25'	26.74'

LINE TABLE		
BEARING	LENGTH	
13	N40°01'37"E	78.95'
14	N15°08'22"W	25.46'
15	N81°30'06"E	28.23'
16	N52°04'06"W	30.91'
17	N02°01'23"W	51.26'
18	N52°08'23"W	11.27'
19	N52°24'26"W	64.69'
20	N37°35'34"E	112.62'
21	N33°33'43"W	32.56'
22	N00°59'57"E	28.15'
23	N54°06'52"W	18.12'

LINE TABLE		
BEARING	LENGTH	
24	N26°33'03"W	8.43'
25	N03°39'41"W	17.26'
26	N20°08'38"E	31.60'
27	N29°14'25"E	31.95'
28	N38°26'36"E	35.75'
29	N00°31'21"E	16.45'
30	N52°24'26"W	9.27'
31	N09°15'21"E	28.40'
32	N52°04'06"W	11.40'
33	N09°15'21"E	50.06'
34	N52°24'26"W	11.51'

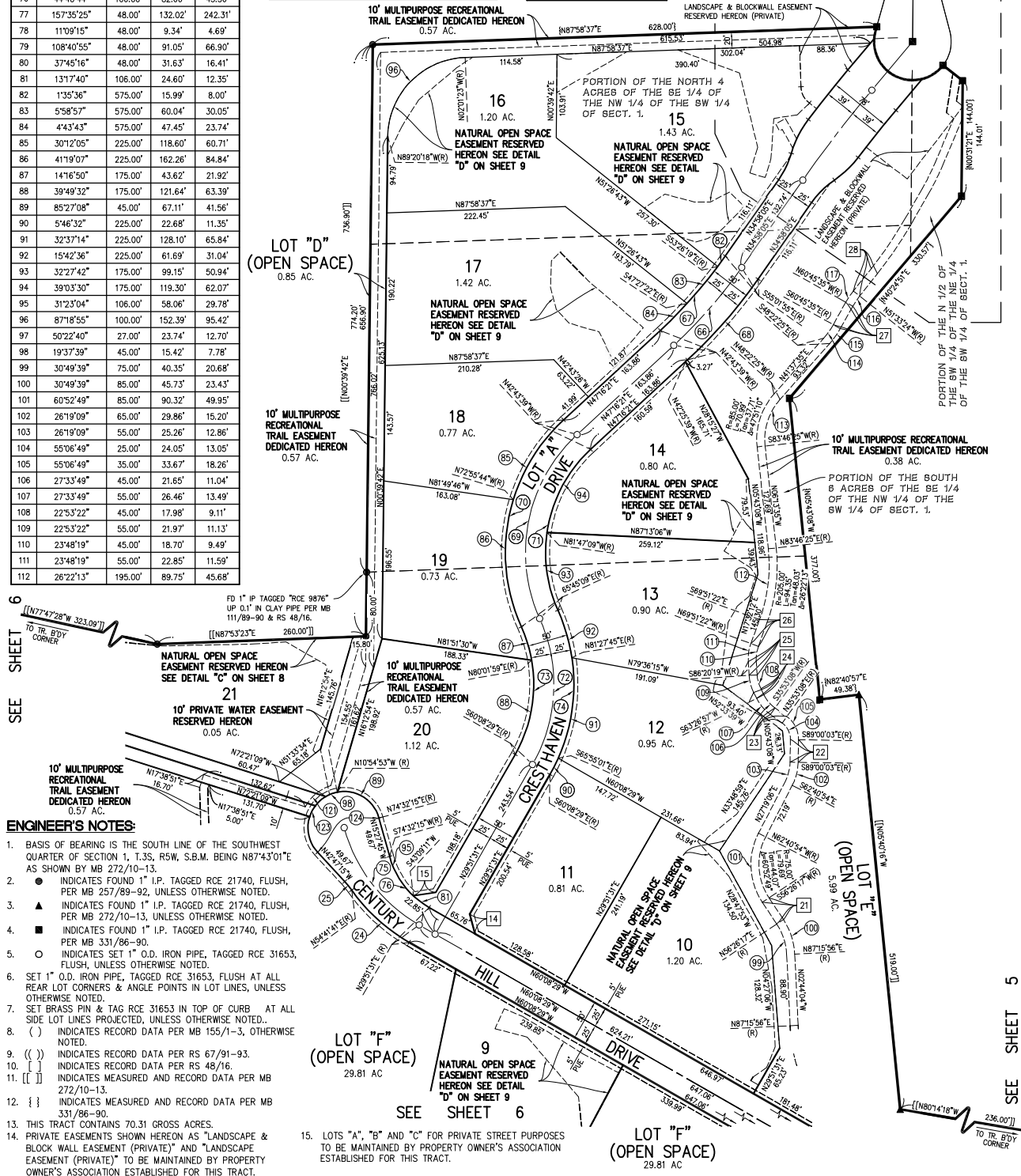


SEE DETAIL "E" ON SHEET 10

SEE SHEET 6

ENGINEER'S NOTES:

- BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S, R.5W, S.B.M. BEING N87°43'01"E AS SHOWN BY MB 272/10-13.
- INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 331/86-90.
- INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- SET BRASS PIN & TAG RCE 31653 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER MB 155/1-3, OTHERWISE NOTED.
- (()) INDICATES RECORD DATA PER RS 67/91-93.
- [] INDICATES RECORD DATA PER RS 48/16.
- [[]] INDICATES MEASURED AND RECORD DATA PER MB 272/10-13.
- { } INDICATES MEASURED AND RECORD DATA PER MB 331/86-90.
- THIS TRACT CONTAINS 70.31 GROSS ACRES.
- PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.
- LOTS "A", "B" AND "C" FOR PRIVATE STREET PURPOSES TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.



SEE SHEET 5

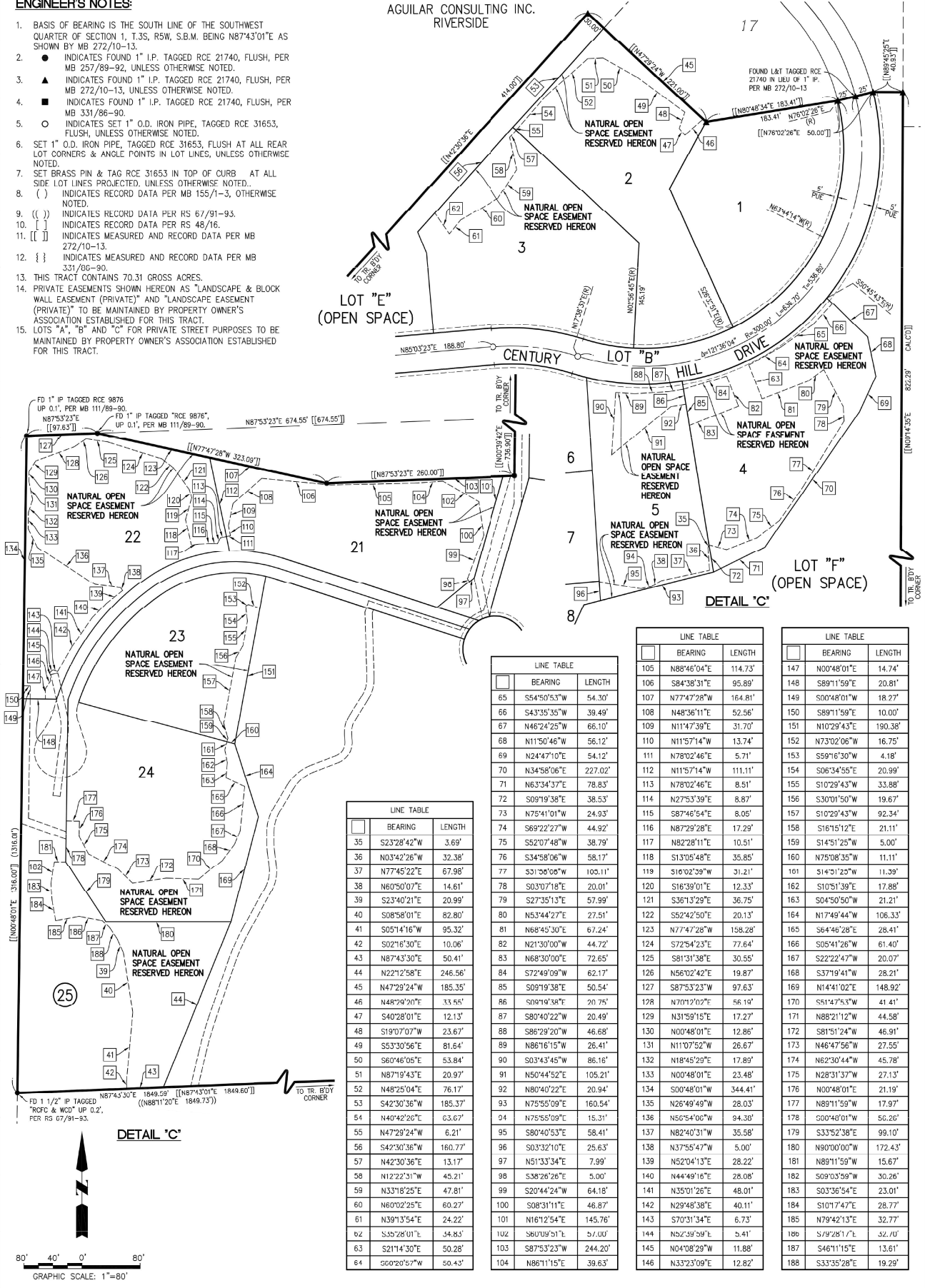
TRACT NO. 31930

BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF SAN BERNARDINO BASE AND MERIDIAN.

DENNIS C. FARNSWORTH R.C.E. 31653 MARCH 2024
 AGUILAR CONSULTING INC.
 RIVERSIDE

ENGINEER'S NOTES:

1. BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S, R.5W, S.B.M. BEING N87°43'01"E AS SHOWN BY MB 272/10-13.
2. ● INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
3. ▲ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13, UNLESS OTHERWISE NOTED.
4. ■ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 331/86-90.
5. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH, UNLESS OTHERWISE NOTED.
6. SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
7. SET BRASS PIN & TAG RCE 31653 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
8. () INDICATES RECORD DATA PER MB 155/1-3, OTHERWISE NOTED.
9. (()) INDICATES RECORD DATA PER RS 67/91-93.
10. [] INDICATES RECORD DATA PER RS 48/16.
11. [()] INDICATES MEASURED AND RECORD DATA PER MB 272/10-13.
12. { } INDICATES MEASURED AND RECORD DATA PER MB 331/86-90.
13. THIS TRACT CONTAINS 70.31 GROSS ACRES.
14. PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.
15. LOTS "A", "B" AND "C" FOR PRIVATE STREET PURPOSES TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.

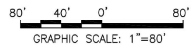


LINE TABLE	BEARING	LENGTH
35	S23°28'42"W	3.69'
36	N03°42'26"W	32.38'
37	N77°45'22"E	67.98'
38	N60°50'07"E	14.61'
39	S23°40'21"E	20.99'
40	S08°58'01"E	82.80'
41	S05°14'16"W	95.32'
42	S02°16'30"E	10.06'
43	N87°43'30"E	50.41'
44	N22°12'58"E	246.56'
45	N47°29'24"W	185.35'
46	N48°29'20"E	33.55'
47	S40°28'01"E	12.13'
48	S19°07'07"W	23.67'
49	S53°30'56"E	81.64'
50	S60°46'05"E	53.84'
51	N87°19'43"E	20.97'
52	N48°25'04"E	76.17'
53	S42°30'36"W	185.37'
54	N40°42'26"E	63.67'
55	N47°29'24"W	6.21'
56	S42°30'36"W	160.77'
57	N42°30'36"E	13.17'
58	N12°22'31"W	45.21'
59	N33°18'25"E	47.81'
60	N60°02'25"E	60.27'
61	N39°13'54"E	24.22'
62	S35°26'01"E	34.85'
63	S21°14'30"E	50.28'
64	S00°20'57"W	50.43'

LINE TABLE	BEARING	LENGTH
65	S54°50'53"W	54.30'
66	S43°35'35"W	39.49'
67	N48°24'25"W	66.10'
68	N11°50'46"W	56.12'
69	N24°47'10"E	54.12'
70	N34°58'06"E	227.02'
71	N63°34'37"E	78.83'
72	S09°19'38"E	38.53'
73	N75°41'01"W	24.93'
74	S69°22'27"W	44.92'
75	S52°07'48"W	38.79'
76	S34°58'06"W	58.17'
77	S31°38'06"W	103.11'
78	S20°30'18"E	20.01'
79	S27°35'13"E	57.99'
80	N53°44'27"E	27.51'
81	N68°45'30"E	67.24'
82	N21°30'00"W	44.72'
83	N68°30'00"E	72.65'
84	S72°49'09"W	62.17'
85	S09°19'38"E	50.54'
86	S08°19'38"E	20.75'
87	S80°42'22"W	20.49'
88	S86°29'20"W	46.68'
89	N86°16'15"W	26.41'
90	S03°43'45"W	86.16'
91	N50°44'52"E	105.21'
92	N80°40'22"E	20.94'
93	N75°50'09"E	160.54'
94	N75°50'09"E	15.31'
95	S80°40'53"E	58.41'
96	S03°32'10"E	25.63'
97	N51°33'34"E	7.99'
98	S38°26'26"E	5.00'
99	S20°44'24"W	64.18'
100	S08°31'11"E	46.87'
101	N16°12'54"E	145.76'
102	S60°09'51"E	57.00'
103	S87°53'23"W	244.20'
104	N86°11'15"E	39.63'

LINE TABLE	BEARING	LENGTH
105	N88°46'04"E	114.73'
106	S84°38'31"E	95.89'
107	N77°47'28"W	164.81'
108	N48°38'11"E	52.56'
109	N11°47'39"E	31.70'
110	N11°57'14"W	13.74'
111	N78°02'46"E	5.71'
112	N11°57'14"W	111.11'
113	N78°02'46"E	8.51'
114	N27°53'39"E	8.82'
115	S87°46'54"E	8.05'
116	N87°29'28"E	17.29'
117	N82°28'11"E	10.51'
118	S13°05'48"E	35.85'
119	S16°02'39"W	31.21'
120	S16°39'01"E	12.33'
121	S36°13'29"E	36.75'
122	S52°42'50"E	20.13'
123	N77°47'28"W	158.28'
124	S72°54'23"E	77.64'
125	S81°31'38"E	30.55'
126	N56°02'42"E	19.87'
127	S87°53'23"W	97.63'
128	N70°12'02"E	56.19'
129	N31°58'15"E	17.27'
130	N00°48'01"E	12.88'
131	N11°07'52"W	26.67'
132	N18°45'29"E	17.89'
133	N00°48'01"E	23.48'
134	S00°48'01"W	344.41'
135	N26°49'49"W	28.03'
136	N56°54'06"W	94.36'
137	N82°40'31"W	35.58'
138	N37°55'47"W	5.00'
139	N52°04'13"E	28.22'
140	N44°48'16"E	28.08'
141	N35°01'26"E	48.01'
142	N29°48'38"E	40.11'
143	S70°31'34"E	6.73'
144	N02°39'59"E	5.41'
145	N04°08'29"W	11.88'
146	N33°23'09"E	12.82'

LINE TABLE	BEARING	LENGTH
147	N00°48'01"E	14.74'
148	S89°11'59"E	20.81'
149	S00°48'01"W	18.27'
150	S89°11'59"E	10.00'
151	N10°29'43"E	190.38'
152	N73°02'06"W	16.75'
153	S59°16'30"W	4.18'
154	S06°34'55"E	20.99'
155	S10°29'43"W	33.88'
156	S30°01'50"W	19.67'
157	S10°29'43"W	92.34'
158	S16°15'12"E	21.11'
159	S14°51'25"W	5.00'
160	N75°08'35"W	11.11'
161	S14°51'25"W	11.39'
162	S10°51'39"E	17.88'
163	S04°50'50"W	21.21'
164	N17°49'44"W	106.33'
165	S64°46'28"E	28.41'
166	S05°41'26"W	61.40'
167	S22°22'47"W	20.07'
168	S37°19'41"W	28.21'
169	N14°41'02"E	148.92'
170	S51°47'53"W	41.41'
171	N88°21'12"W	44.58'
172	S81°51'24"W	46.91'
173	N46°47'56"W	27.55'
174	N62°30'44"W	45.78'
175	N28°31'37"W	27.13'
176	N00°48'01"E	21.19'
177	N89°11'59"W	17.97'
178	S00°40'01"W	56.26'
179	S33°52'38"E	99.10'
180	N90°00'00"W	172.43'
181	N89°11'59"W	15.67'
182	S09°03'59"W	30.26'
183	S03°36'54"E	23.01'
184	S10°17'47"E	28.77'
185	N79°42'13"E	32.77'
186	S19°28'17"E	32.70'
187	S46°11'15"E	13.61'
188	S33°35'28"E	19.29'



TRACT NO. 31930

BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF SAN BERNARDINO BASE AND MERIDIAN.
 DENNIS C. FARNSWORTH R.C.E. 31653 MARCH 2024
 AGUILAR CONSULTING INC.
 RIVERSIDE

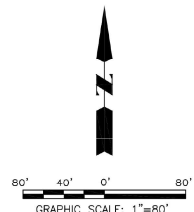
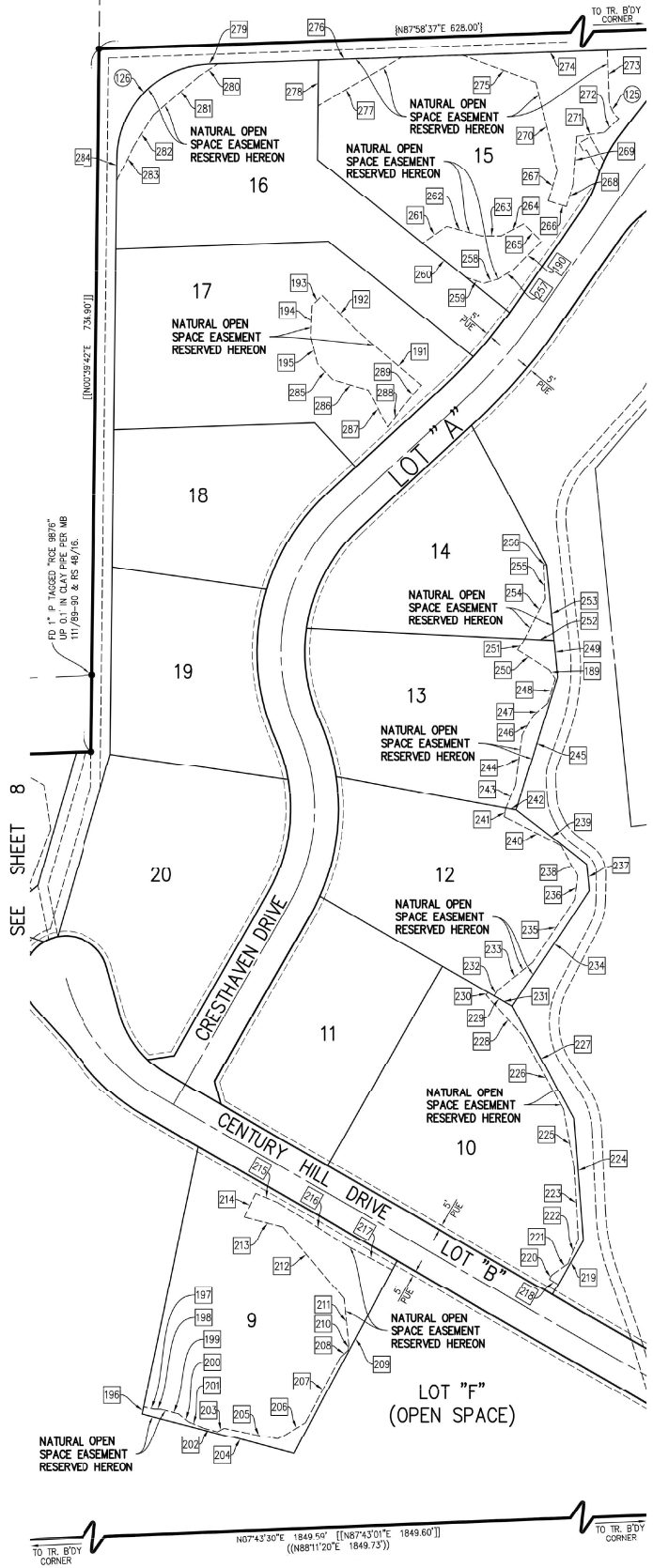
ENGINEER'S NOTES:

- BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S, R.5W, S.B.M. BEING N87°43'01"E AS SHOWN BY MB 272/10-13.
- INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 331/86-90.
- INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- SET BRASS PIN & TAG RCE 31653 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER MB 155/1-3, OTHERWISE NOTED.
- (()) INDICATES RECORD DATA PER RS 67/91-93.
- [] INDICATES RECORD DATA PER RS 46/16.
- [[]] INDICATES MEASURED AND RECORD DATA PER MB 272/10-13.
- { } INDICATES MEASURED AND RECORD DATA PER MB 331/86-90.
- THIS TRACT CONTAINS 70.31 GROSS ACRES.
- PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.
- LOTS "A", "B" AND "C" FOR PRIVATE STREET PURPOSES TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.

CURVE TABLE				
Δ	DELTA	R	L	T
125	50°22'40"	27.00'	23.74'	12.70'
126	87°18'55"	100.00'	152.39'	95.42'

LINE TABLE		LINE TABLE		LINE TABLE	
BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH
189	S34°33'04"E	11.22'	223	S03°13'09"E	75.02'
190	N44°20'22"E	42.14'	224	S04°27'06"E	128.32'
191	S49°42'33"E	89.42'	225	S10°30'25"E	61.74'
192	S44°16'02"E	50.51'	226	S28°47'53"E	87.74'
193	N45°43'58"E	15.22'	227	S28°47'53"E	134.50'
194	N02°09'21"E	32.91'	228	S42°02'32"E	57.03'
195	N14°15'27"W	28.57'	229	S60°08'29"E	29.31'
196	S11°48'41"W	7.52'	230	S29°51'31"W	3.52'
197	N78°11'19"W	11.31'	231	S60°08'29"E	21.41'
198	N89°15'57"W	6.98'	232	S29°51'31"W	6.19'
199	N75°29'06"W	19.31'	233	S51°06'02"W	47.40'
200	N51°01'28"W	13.14'	234	N33°48'59"E	145.76'
201	S68°17'21"E	18.13'	235	S33°48'59"W	79.44'
202	S75°29'06"E	13.90'	236	S06°58'50"W	24.90'
203	S62°29'13"W	7.75'	237	S05°43'08"E	28.33'
204	S75°29'06"E	164.04'	238	S28°22'53"E	36.18'
205	N78°20'20"W	57.38'	239	S52°33'39"E	93.40'
206	S58°58'57"W	33.73'	240	S62°54'14"E	66.82'
207	S28°05'41"W	77.74'	241	S10°23'45"W	9.38'
208	S47°06'57"W	10.85'	242	S79°36'19"E	10.66'
209	N28°05'41"E	217.95'	243	S22°37'26"W	25.83'
210	S07°37'00"W	5.83'	244	S07°40'45"W	53.05'
211	S05°49'18"E	48.64'	245	N17°32'12"E	145.30'
212	S40°35'48"E	98.36'	246	S29°32'35"W	23.37'
213	S75°27'10"E	41.54'	247	S50°08'06"W	19.51'
214	S25°05'02"W	27.29'	248	S17°32'12"W	27.05'
215	N67°35'22"W	24.71'	249	N05°43'08"W	39.43'
216	N58°17'02"W	89.22'	250	S57°32'34"E	39.34'
217	N61°54'19"W	50.02'	251	S32°27'26"W	14.15'
218	S60°08'29"E	10.84'	252	S87°13'06"E	30.67'
219	S29°51'31"W	52.72'	253	N05°43'08"W	79.53'
220	S29°51'31"W	5.00'	254	S26°59'18"W	46.88'
221	S55°07'42"W	20.85'	255	S02°29'55"E	35.60'
222	S22°11'51"W	28.05'	256	S84°16'52"W	3.00'

LINE TABLE		LINE TABLE		LINE TABLE	
BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH
257	N58°34'20"E	18.64'	262	N74°50'50"W	37.06'
258	N73°50'28"E	15.71'	263	N90°00'00"W	20.19'
259	S71°48'54"E	19.28'	264	S62°37'21"W	26.91'
260	S51°26'43"E	58.29'	265	N45°39'38"W	25.74'
261	S55°36'26"W	30.65'	266	S72°35'36"E	29.01'
262	N74°50'50"W	37.06'	267	S17°04'24"W	33.40'
263	N90°00'00"W	20.19'	268	N17°04'24"E	24.44'
264	S62°37'21"W	26.91'	269	N03°58'14"E	50.60'
265	N45°39'38"W	25.74'	270	S13°43'39"E	95.23'
266	S72°35'36"E	29.01'	271	N81°46'51"E	29.32'
267	S17°04'24"W	33.40'	272	N46°23'01"E	21.24'
268	N17°04'24"E	24.44'	273	N02°01'23"W	51.26'
269	N03°58'14"E	50.60'	274	S87°58'37"W	151.76'
270	S13°43'39"E	95.23'	275	S69°34'08"E	82.15'
271	N81°46'51"E	29.32'	276	S87°36'37"W	86.92'
272	N46°23'01"E	21.24'	277	N59°48'09"E	101.14'
273	N02°01'23"W	51.26'	278	S00°39'42"W	47.81'
274	S87°58'37"W	151.76'	279	S87°58'37"W	9.51'
275	S69°34'08"E	82.15'	280	N56°30'11"E	23.91'
276	S87°36'37"W	86.92'	281	N49°53'04"E	62.19'
277	N59°48'09"E	101.14'	282	N32°14'14"E	39.17'
278	S00°39'42"W	47.81'	283	N26°15'04"E	40.33'
279	S87°58'37"W	9.51'	284	S00°39'42"W	23.45'
280	N56°30'11"E	23.91'	285	N43°05'17"W	23.44'
281	N49°53'04"E	62.19'	286	N73°40'32"W	38.86'
282	N32°14'14"E	39.17'	287	N27°26'54"W	44.18'
283	N26°15'04"E	40.33'	288	S35°41'54"W	26.55'
284	S00°39'42"W	23.45'	289	S40°17'27"W	30.00'
285	N43°05'17"W	23.44'			
286	N73°40'32"W	38.86'			
287	N27°26'54"W	44.18'			
288	S35°41'54"W	26.55'			
289	S40°17'27"W	30.00'			

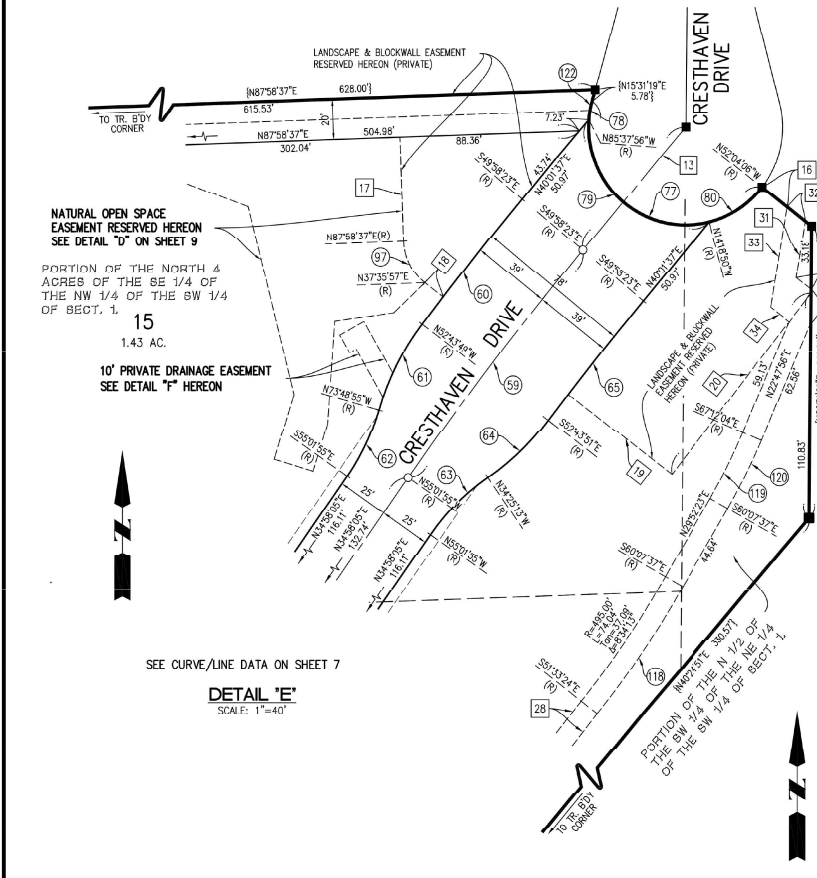


DETAIL 'D'

TRACT NO. 31930

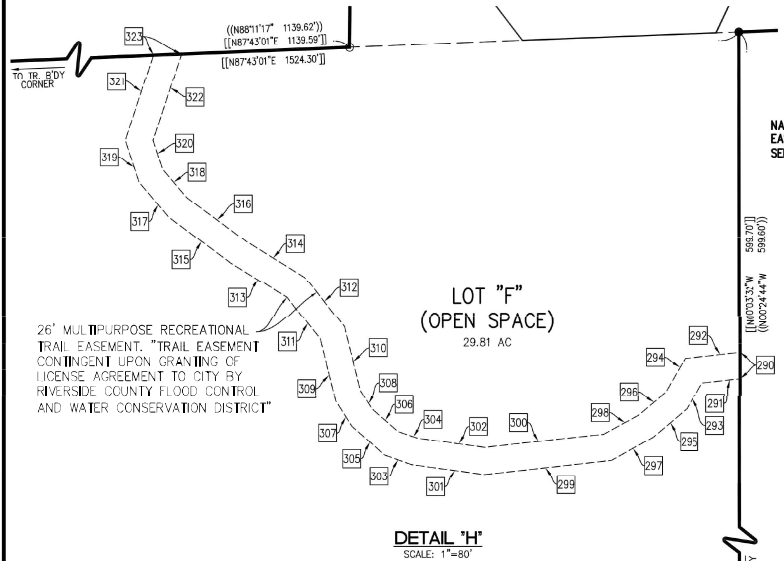
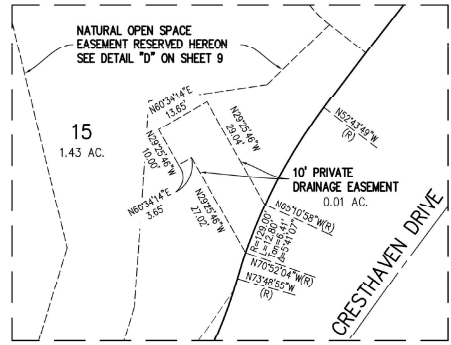
BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF SAN BERNARDINO BASE AND MERIDIAN.

DENNIS C. FARNSWORTH R.C.E. 31653 MARCH 2024
AGUILAR CONSULTING INC.



ENGINEER'S NOTES:

- BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, T.3S, R.5W, S.B.M. BEING N67°43'01"E AS SHOWN BY MB 272/10-13.
- INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 257/89-92, UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 272/10-13, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. TAGGED RCE 21740, FLUSH, PER MB 331/86-90.
- INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" O.D. IRON PIPE, TAGGED RCE 31653, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- SET BRASS PIN & TAG RCE 31653 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER MB 155/1-3, OTHERWISE NOTED.
- (()) INDICATES RECORD DATA PER RS 67/91-93.
- [] INDICATES RECORD DATA PER RS 48/16.
- [[]] INDICATES MEASURED AND RECORD DATA PER MB 272/10-13.
- { } INDICATES MEASURED AND RECORD DATA PER MB 331/86-90.
- THIS TRACT CONTAINS 70.31 GROSS ACRES.
- PRIVATE EASEMENTS SHOWN HEREON AS "LANDSCAPE & BLOCK WALL EASEMENT (PRIVATE)" AND "LANDSCAPE & EASEMENT (PRIVATE)" TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.
- LOTS "A", "B" AND "C" FOR PRIVATE STREET PURPOSES TO BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS TRACT.



LINE TABLE	BEARING	LENGTH
290	N00°03'32"W	26.17'
291	N83°29'58"E	38.03'
292	N83°29'58"E	54.12'
293	N29°50'08"E	29.34'
294	N29°50'08"E	37.91'
295	N49°48'54"E	43.62'
296	N49°48'54"E	36.39'
297	N61°27'34"E	46.67'
298	N61°27'34"E	38.00'
299	N83°44'19"E	125.74'
300	N83°44'19"E	117.45'
301	N82°20'06"W	72.28'

LINE TABLE	BEARING	LENGTH
302	N82°20'06"W	66.53'
303	N71°02'09"W	28.24'
304	N71°02'09"W	20.57'
305	N48°50'24"W	42.59'
306	N48°50'24"W	33.70'
307	N32°14'26"W	29.78'
308	N32°14'26"W	21.80'
309	N13°56'58"W	62.96'
310	N13°56'58"W	64.49'
311	N38°45'07"W	52.44'
312	N38°45'07"W	62.69'
313	N58°33'00"W	64.27'

LINE TABLE	BEARING	LENGTH
314	N58°33'00"W	67.70'
315	N53°41'30"W	76.54'
316	N53°41'30"W	72.33'
317	N40°03'55"W	45.39'
318	N40°03'55"W	37.21'
319	N18°00'34"W	43.66'
320	N18°00'34"W	30.04'
321	N18°24'23"E	88.03'
322	N18°24'23"E	80.30'
323	N87°43'01"E	27.79'

