

IN THE CITY OF RIVERSIDE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 33029

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3
SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

SHEET 1 OF 7 SHEETS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021 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 GUARANTEE:
FIRST AMERICAN TITLE COMPANY

APRIL 2004

adkan
ENGINEERS
RIVERSIDE, CA

OWNER'S STATEMENT

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

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOTS "A", "B", AND "C".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES AND APPURTENANCES, THE EASEMENT DESIGNATED AS "WATERLINE EASEMENT".

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

WE HEREBY RETAIN LOT "D"-OPEN SPACE, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS AND ASSIGNEES.

WE HEREBY RESERVE THE EASEMENTS INDICATED AS "PRIVATE DRAINAGE EASEMENT", AS SHOWN HEREON, FOR PRIVATE USE, EXCEPT FOR PUBLIC USE OF EXISTING TRAILS, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP FOR STORM DRAIN PURPOSES.

WE HEREBY RESERVE THE EASEMENT INDICATED AS "PRIVATE ACCESS EASEMENT", AS SHOWN HEREON, FOR PRIVATE USE, EXCEPT FOR PUBLIC USE OF EXISTING TRAILS, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP FOR ACCESS ROAD PURPOSES.

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS, AND ASSIGNEES, FOR THE BENEFIT OF THE PUBLIC, TO PRESERVE, MANAGE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT AND EARTHFILL 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 OF MAINTENANCE THEREOF.

WE HEREBY REQUEST THAT THE FOLLOWING STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT:


1. THAT CERTAIN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHTS TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS, AND OTHER IMPROVEMENTS CONSISTENT WITH THE USE AS A PUBLIC STREET AND HIGHWAY, PER DOCUMENT RECORDED FEBRUARY 17, 2006 AS INSTRUMENT NO. 2006-0121250 OF OFFICIAL RECORDS WITHIN THE DISTINCTIVE BORDER OF THE MAP.
2. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGE 294, BOTH OF DEEDS RECORDS OF SAN BERNARDINO COUNTY.

OVERLOOK AT KUNNY RANCH - RIVERSIDE, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: OCS-HS LOJV GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: OCS-HS LOT OPTION JOINT VENTURE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
SOLE MEMBER

BY: HEARTHSTONE PROFESSIONALS - PI, L.P.,
A DELAWARE LIMITED PARTNERSHIP
MANAGER

BY: 
STEVEN C. PORATH
AUTHORIZED REPRESENTATIVE

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENT

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

1. AN EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AUTHORITY, FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED OCTOBER 15, 2010 AS INSTRUMENT NO. 2010-0495573 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SLOPE AND DRAINAGE PURPOSES, RECORDED FEBRUARY 17, 2006 AS INSTRUMENT NO. 2006-121251 OF OFFICIAL RECORDS.

CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF SEVEN (7) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 33029.

LOTS "A", "B", AND "C" ARE HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOTS "A", "B", AND "C" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES, AN OTHER PUBLIC SERVICES.

THE EASEMENTS DESIGNATED AS "WATERLINE EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES AND APPURTENANCES.

THE EASEMENTS DESIGNATED AS "STORM DRAIN EASEMENT", ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT:

1. THE CERTAIN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHTS TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS, AND OTHER IMPROVEMENTS CONSISTENT WITH THE USE AS A PUBLIC STREET AND HIGHWAY, PER DOCUMENT RECORDED FEBRUARY 17, 2006 AS INSTRUMENT NO. 2006-0121250 OF OFFICIAL RECORDS WITHIN THE DISTINCTIVE BORDER OF THE MAP.
2. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGE 294, BOTH OF DEEDS RECORDS OF SAN BERNARDINO COUNTY.

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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 20____.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF 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 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.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____

BY: _____

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LEIGHTON AND ASSOCIATES, INC. ON APRIL 14, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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.

DATED: _____ CASH OR SURETY TAX BOND

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

TAX COLLECTOR'S CERTIFICATE

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

DATE: _____ MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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: _____ CURTIS C. STEPHENS L.S. 7519
LIC. EXP. DECEMBER 31, 2021

CITY SURVEYOR

BY: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. 33029 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE, ON OCTOBER 11, 2005, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THE PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THE SAME HAVE BEEN CHECKED AND APPROVED; AND ALL IMPROVEMENTS HAVE BEEN 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: _____ GILBERT M. HERNANDEZ R.C.E. 69170
LIC. EXP. JUNE 30, 20____

CITY ENGINEER

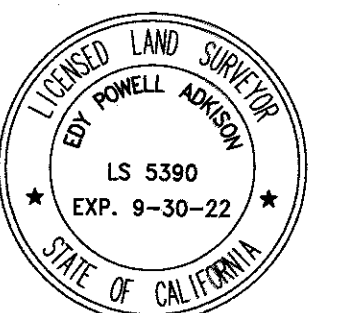
BY: _____

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 PULTE HOMES CORPORATION ON APRIL 23, 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2022, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 12-29-2020


EDY P. ADKISON, L.S. 5390
LIC. EXP. SEPTEMBER 30, 2022



IN THE CITY OF RIVERSIDE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 33029

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3
SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

APRIL 2004

adkan
ENGINEERS
RIVERSIDE, CA

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 Dec. 22, 2020 BEFORE ME, Karen Schuchman, Notary Public PERSONALLY
APPEARED Steven C. Papan

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

SIGNATURE Karen Schuchman

PRINT NAME Karen Schuchman

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2251498

MY COMMISSION EXPIRES: July 31, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS Kentwood

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 33029

SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON TRACT MAP 29515, MAP BOOK 397/60-75 BEING N00°22'34"W
2. THIS TRACT CONTAINS 49.02 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY LEAD & TAG LS 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED LS 5390 SET FLUSH WITH GROUND, UNLESS OTHERWISE NOTED.
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. △ INDICATES SET SPIKE & TAG, LS 5390, FLUSH.
8. ● INDICATES FOUND MONUMENT, AS NOTED.
9. ▲ INDICATES FOUND 3/4" IRON PIPE, POSITION AS NOTED WITH RCFC & WCD TAG UNLESS OTHERWISE NOTED.
10. ⊙ INDICATES FOUND 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, PER TRACT NO. 33029-2, MB 434/60-63
11. (()) -INDICATES RECORD DATA PER TRACT NO. 7090 MB 89/82-83
12. [[]] -INDICATES RECORD DATA PER TRACT NO. 8337 MB 119/16-17
13. [] -INDICATES RECORD DATA PER TRACT NO. 22527 MB 191/41-43
14. << >> -INDICATES RECORD DATA PER TRACT NO. 22924 MB 193/82-84
15. < > -INDICATES RECORD DATA PER PM 25166 PMB 164/89-90
16. () -INDICATES RECORD DATA PER TRACT NO. 28907-1 MB 338/26-32
17. ((())) -INDICATES RECORD DATA PER RS 66/74
18. { } -INDICATES RECORD DATA PER RS 35/69
19. {{{ }}} -INDICATES MEASURED AND RECORD DATA PER TRACT NO. 33029-1 MB 434/60-63
20. <()> -INDICATES RECORD DATA PER TRACT NO. 29515 MB 397/60-75
21. <[]> -INDICATES RECORD DATA PER CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE NO. LL-P18-0108, RECORDED 9/5/2018 AS DOC. NO. 2018-0355558, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
22. <{ }> -INDICATES RECORD AND MEASURED DATA PER TRACT NO. 33029-2 MB 434/60-63

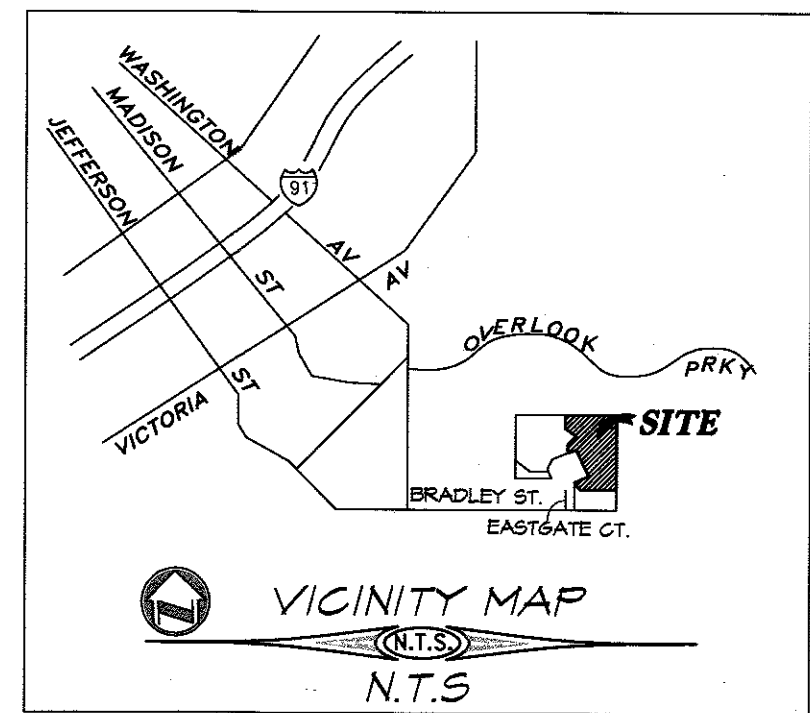
APRIL 2004

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

EASEMENT NOTES

EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 15, 2010 AS INSTRUMENT NO. 2010-0495573 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL LOTS.

EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SLOPE AND DRAINAGE PURPOSES PER DOCUMENT RECORDED FEBRUARY 17, 2006 AS INSTRUMENT NO. 2006-121251 OF OFFICIAL RECORDS.



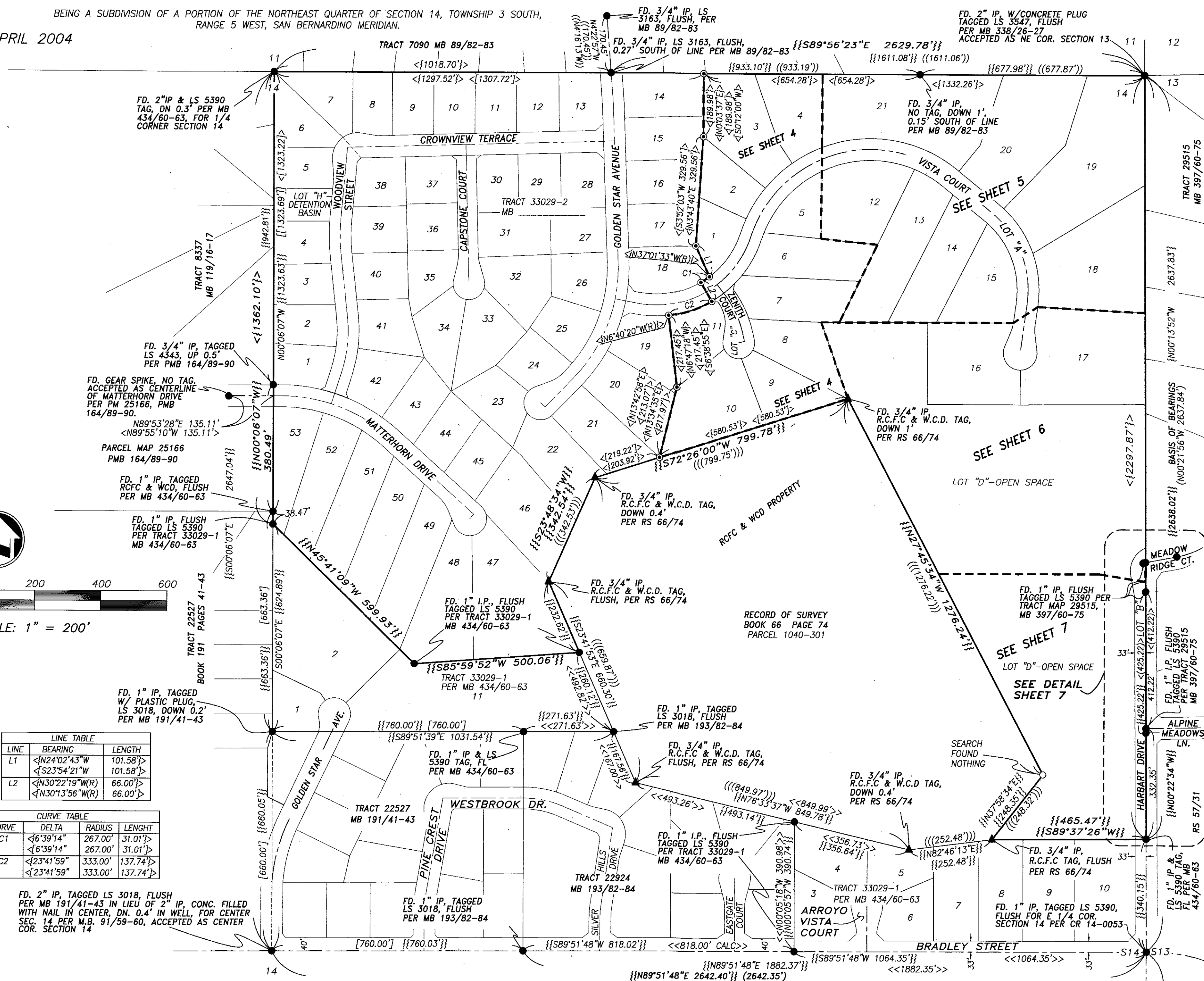
LINE	BEARING	LENGTH
L1	<N24°02'43"W	101.58'>
	<S23°54'21"W	101.58'>
L2	<N30°22'19"W(R)	66.00'>
	<N30°13'56"W(R)	66.00'>

CURVE	DELTA	RADIUS	LENGTH
C1	<6°39'14"	267.00'	31.01'>
	<6°39'14"	267.00'	31.01'>
C2	<23°41'59"	333.00'	137.74'>
	<23°41'59"	333.00'	137.74'>

FD. 2" IP, TAGGED LS 3018, FLUSH PER MB 191/41-43 IN LIEU OF 2" IP, CONC. FILLED WITH NAIL IN CENTER, DN. 0.4" IN WELL, FOR CENTER SEC. 14 PER M.B. 91/59-60, ACCEPTED AS CENTER COR. SECTION 14



SCALE: 1" = 200'



EASEMENT NOTES

EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT
AUTHORITY FOR AVIGATION AND INCIDENTAL PURPOSES PER
DOCUMENT RECORDED OCTOBER 15, 2010 AS INSTRUMENT NO.
2010-0495573 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN
NATURE AND AFFECTS ALL LOTS.



EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE
FOR SLOPE AND DRAINAGE PURPOSES PER
DOCUMENT RECORDED FEBRUARY 17, 2006 AS
INSTRUMENT NO. 2006-121251 OF OFFICIAL
RECORDS.

adkan
ENGINEERS
RIVERSIDE, CA

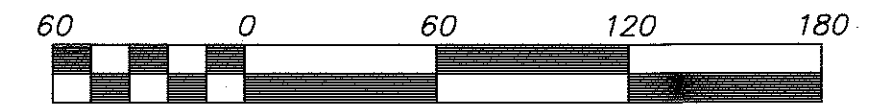
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 33029 BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

APRIL 2004

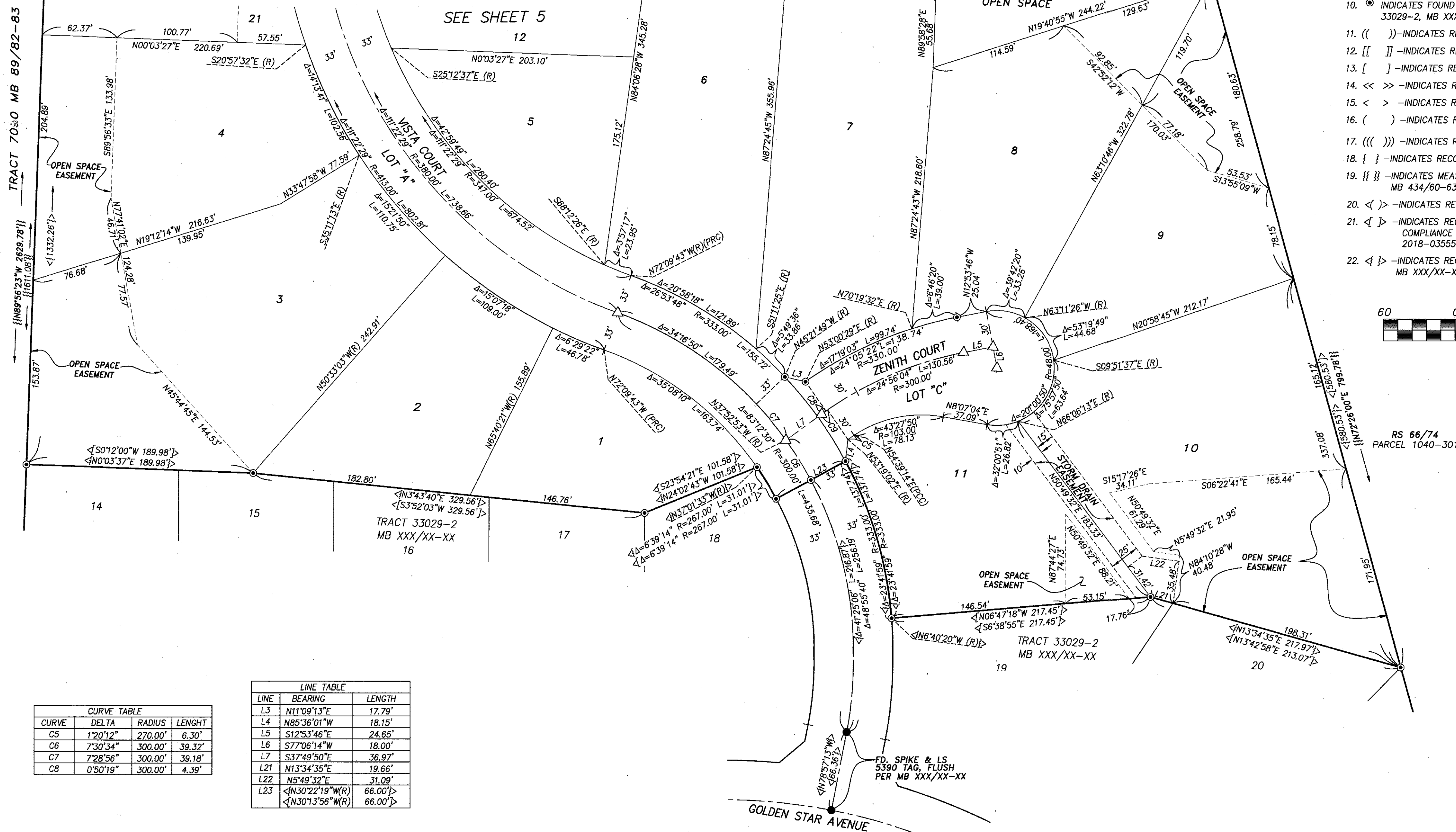
SHEET 4 OF 7 SHEETS

SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON TRACT MAP 29515, MAP BOOK 397/60-75 BEING N00°22'34"W
2. THIS TRACT CONTAINS 49.02 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY LEAD & TAG LS 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED LS 5390 SET FLUSH WITH GROUND, UNLESS OTHERWISE NOTED.
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. △ INDICATES SET SPIKE & TAG, LS 5390, FLUSH.
8. ● INDICATES FOUND MONUMENT, AS NOTED.
9. ▲ INDICATES FOUND 3/4" IRON PIPE, POSITION AS NOTED WITH RCFC & WCD TAG UNLESS OTHERWISE NOTED.
10. ⊙ INDICATES FOUND 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, PER TRACT NO. 33029-2, MB XXX/XX-XX
11. (()) INDICATES RECORD DATA PER TRACT NO. 7090 MB 89/82-83
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22. < > INDICATES RECORD AND MEASURED DATA PER TRACT NO. 33029-2 MB XXX/XX-XX



SCALE: 1" = 60'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	1°20'12"	270.00'	6.30'
C6	7°30'34"	300.00'	39.32'
C7	7°28'56"	300.00'	39.18'
C8	0°50'19"	300.00'	4.39'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N11°09'13"E	17.79'
L4	N85°36'01"W	18.15'
L5	S12°53'46"E	24.65'
L6	S77°06'14"W	18.00'
L7	S37°49'50"E	36.97'
L21	N13°34'35"E	19.66'
L22	N5°49'32"E	31.09'
L23	N30°22'19"W (R)	66.00'
	N30°13'56"W (R)	66.00'

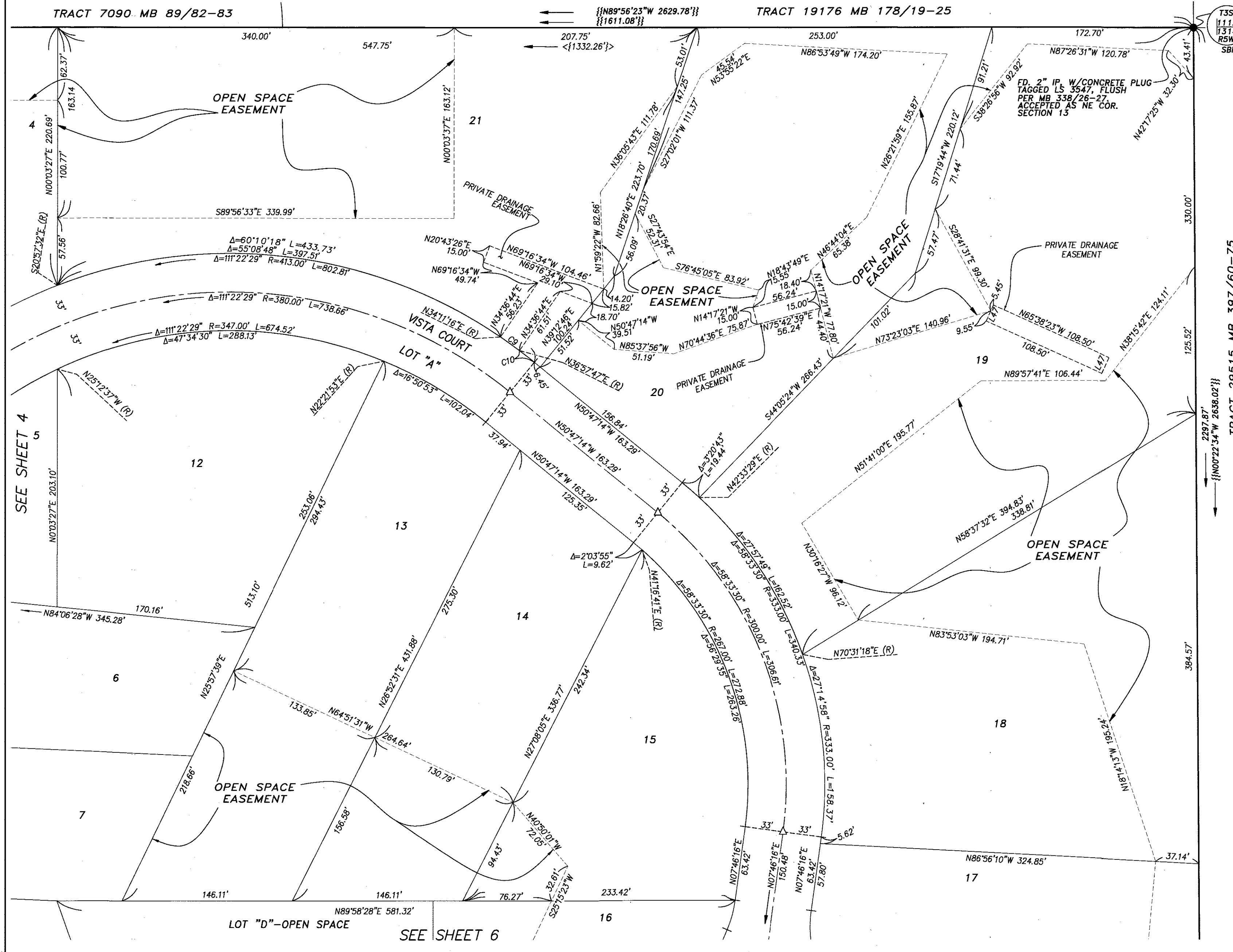
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adkan
ENGINEERS
RIVERSIDE, CA

APRIL 2004

SHEET 5 OF 7 SHEETS



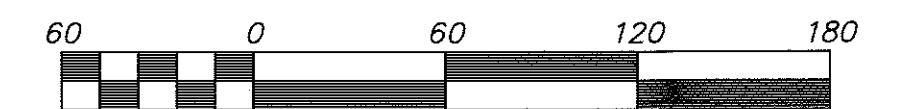
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18. { } -INDICATES RECORD DATA PER RS 35/69
19. {} {} -INDICATES MEASURED AND RECORD DATA PER TRACT NO. 33029-1 MB 434/60-63
20. < > -INDICATES RECORD DATA PER TRACT NO. 29515 MB 397/60-75
21. < > -INDICATES RECORD DATA PER CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE NO. LL-P18-0108, RECORDED 9/5/2018 AS DOC. NO. 2018-0355558, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
22. < > -INDICATES RECORD AND MEASURED DATA PER TRACT NO. 33029-2 MB XXX/XX-XX

EASEMENT NOTES

EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 15, 2010 AS INSTRUMENT NO. 2010-0495573 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL LOTS.

△ EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SLOPE AND DRAINAGE PURPOSES PER DOCUMENT RECORDED FEBRUARY 17, 2006 AS INSTRUMENT NO. 2006-121251 OF OFFICIAL RECORDS.



SCALE: 1" = 60'

LINE TABLE		
LINE	BEARING	LENGTH
LB	N24°21'37"E	15.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	2°46'31"	413.00'	20.00'
C10	2°14'59"	413.00'	16.22'

TRACT NO. 33029

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

SHEET 6 OF 7 SHEETS

adkan
ENGINEERS
RIVERSIDE, CA

APRIL 2004

SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON TRACT MAP 29515, MAP BOOK 397/60-75 BEING N00°22'34"W
2. THIS TRACT CONTAINS 49.02 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY LEAD & TAG LS 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED LS 5390 SET FLUSH WITH GROUND, UNLESS OTHERWISE NOTED.
6. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
7. △ INDICATES SET SPIKE & TAG, LS 5390, FLUSH.
8. ● INDICATES FOUND MONUMENT, AS NOTED.
9. ▲ INDICATES FOUND 3/4" IRON PIPE, POSITION AS NOTED WITH RCF & WCD TAG UNLESS OTHERWISE NOTED.
10. ⊙ INDICATES FOUND 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, PER TRACT NO. 33029-2, MB XXX/XX-XX
11. (()) INDICATES RECORD DATA PER TRACT NO. 7090 MB 89/82-83
12. [[]] INDICATES RECORD DATA PER TRACT NO. 8337 MB 119/16-17
13. [] INDICATES RECORD DATA PER TRACT NO. 22527 MB 191/41-43
14. << >> INDICATES RECORD DATA PER TRACT NO. 22924 MB 193/82-84
15. < > INDICATES RECORD DATA PER PM 25166 PMB 164/89-90
16. () INDICATES RECORD DATA PER TRACT NO. 28907-1 MB 338/26-32
17. ((())) INDICATES RECORD DATA PER RS 66/74
18. { } INDICATES RECORD DATA PER RS 35/69
19. {{ }} INDICATES MEASURED AND RECORD DATA PER TRACT NO. 33029-1 MB 434/60-63
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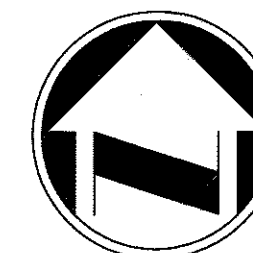
△ EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SLOPE AND DRAINAGE PURPOSES PER DOCUMENT RECORDED FEBRUARY 17, 2006 AS INSTRUMENT NO. 2006-121251 OF OFFICIAL RECORDS.



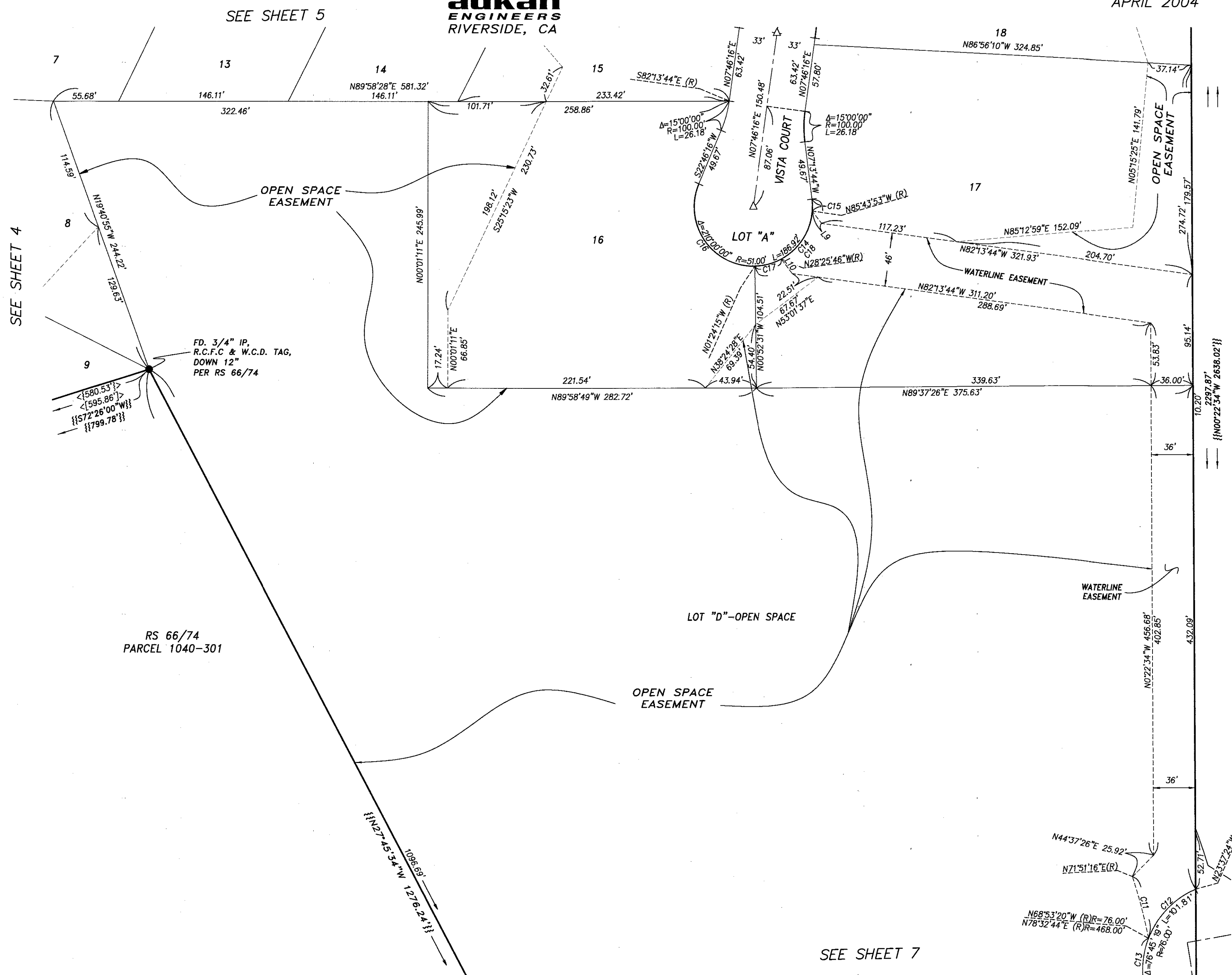
SCALE: 1" = 60'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N37°13'44"W	13.24'
L10	N37°13'44"W	15.69'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	6°41'28"	468.00'	54.65'
C12	45°15'56"	76.00'	60.04'
C13	31°29'23"	76.00'	41.77'
C14	57°18'07"	51.00'	51.01'
C15	11°29'51"	51.00'	10.23'
C16	11°41'03"	51.00'	101.63'
C17	27°01'31"	51.00'	24.06'
C18	95°49'29"	51.00'	85.29'



SEE SHEET 7



EASEMENT NOTES

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EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SLOPE AND DRAINAGE PURPOSES PER DOCUMENT RECORDED FEBRUARY 17, 2006 AS INSTRUMENT NO. 2006-121251 OF OFFICIAL RECORDS.

adkan
ENGINEERS
RIVERSIDE, CA

IN THE CITY OF RIVERSIDE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 33029

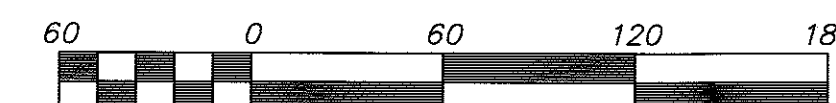
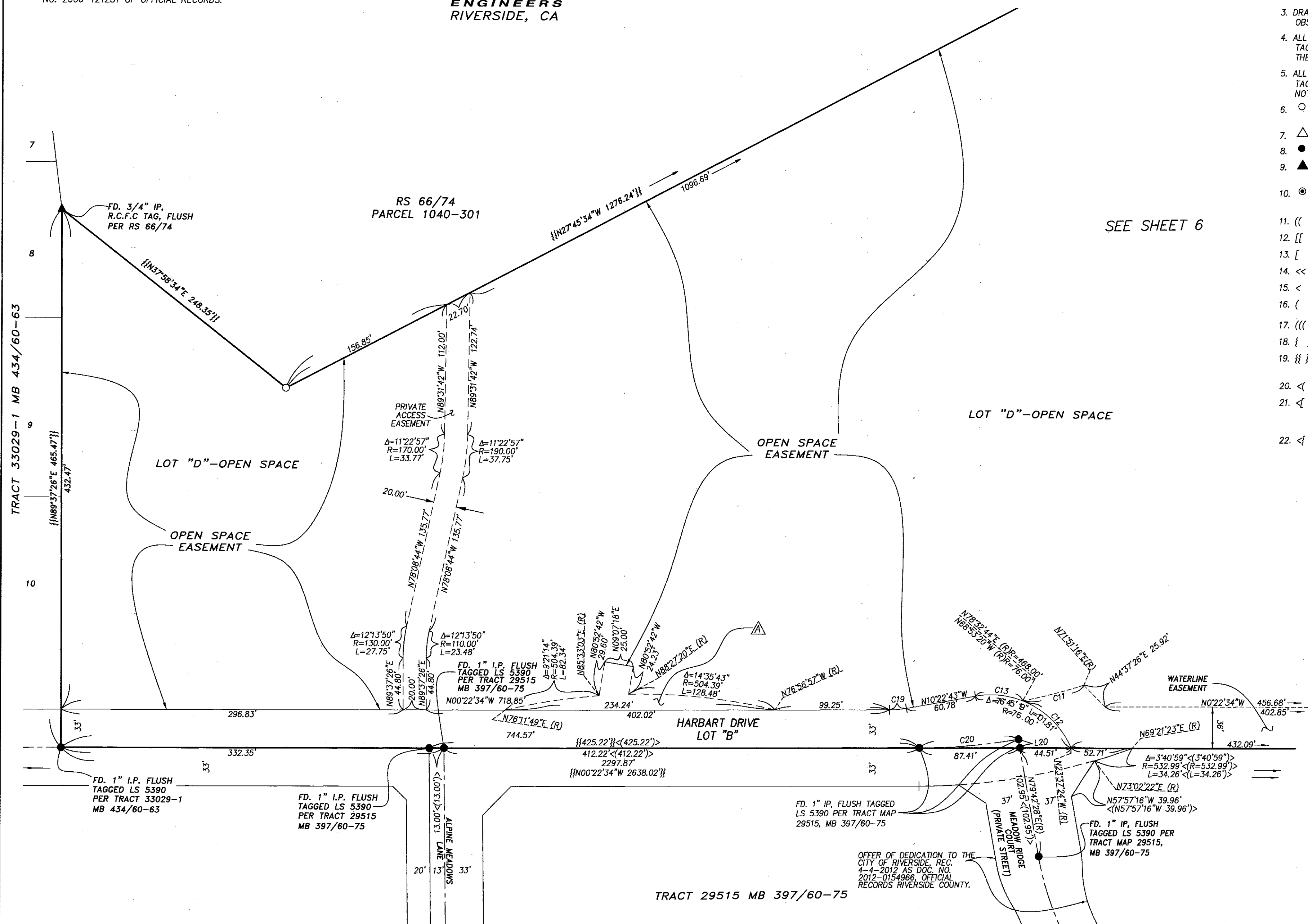
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH,
RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

APRIL 2004

SURVEYOR'S NOTES

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22. < > INDICATES RECORD AND MEASURED DATA PER TRACT NO. 33029-2 MB XXX/XX-XX

SEE SHEET 6



SCALE: 1" = 60'

LINE TABLE		
LINE	BEARING	LENGTH
L20	N79°42'28"E	7.58' < 7.58' >

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	6°41'28"	468.00'	54.65'
C12	45°15'56"	76.00'	60.04'
C13	31°29'23"	76.00'	41.77'
C19	10°00'00"	85.00'	14.84'
C20	9°54'58"	500.00'	86.53'
	< 9°54'58"	500.00'	86.53' >

OFFER OF DEDICATION TO THE
CITY OF RIVERSIDE, REC.
4-4-2012 AS DOC. NO.
2012-0154966, OFFICIAL
RECORDS RIVERSIDE COUNTY.

TRACT 29515 MB 397/60-75