PA-12 Revised TTM 28266.jpg

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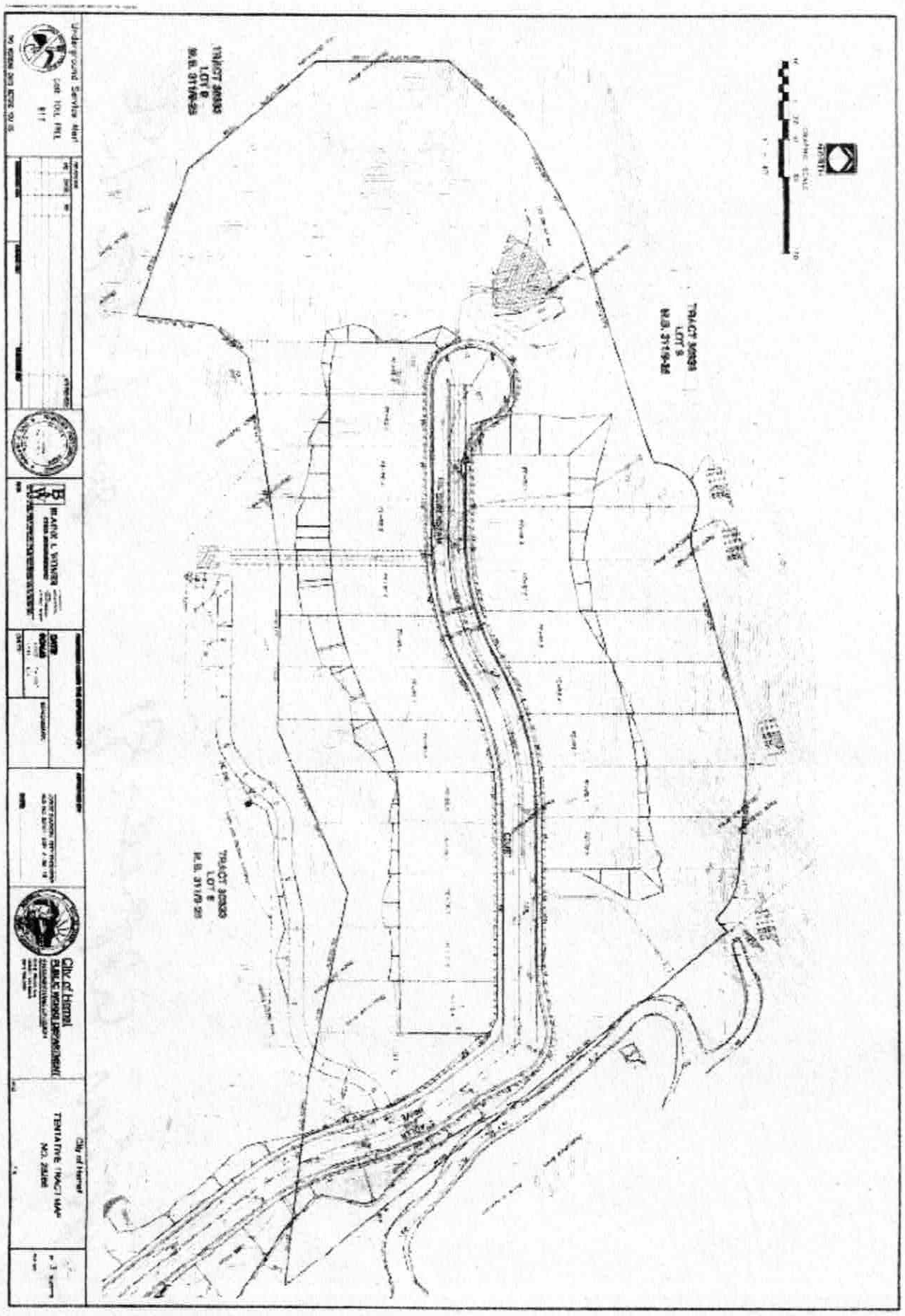


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 11 T.5S, R.2W

CITY OF HEMET

TRA 006-109
006-110
006-111

455-37

455-15

1 " = 400 '

Legend
- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

CALIFORNIA AVENUE

CALIFORNIA AVE

FOUR SEASONS BLVD

PRIVATE ST

LOT N EX (34) 1.34 AC (LANDSCAPE)

POR LOT G (22)

POR LOT G (21) 1.77 AC

POR LOT 10 (09) 1.67 AC

POR LOT 10 (08) 8.68 AC

POR LOT 8 (04) 1.47 AC

POR LOT 8 (41) 22.42 AC ML

POR LOT 8 (31) 3.80 AC ML

POR LOT 9 EX (07) 1.42 AC

POR LOT 9 EX (05) 70.75 AC (OPEN SPACE)

POR LOT 9 EX (06) 14.25 AC (OPEN SPACE)

POR LOT 8 (01) 13.73 AC

LOT H (23) 10.03 AC

POR 14 (36) 18.66 AC ML

18 (19) 23.91 AC

LOT O (24) 1.17 AC

20

TRA 006-111

TRA 006-110

TRA 006-111
TRA 006-109

TR 28286-12

TR 28286-10

TR 30333

N89-38-57W 1127.93

N89-38-57W 410.20

N89-39-52W 768.46

N89-39-52W 857.58

S82-44-11E 629.93

N73-34-07W 750.35

N73-18-14W 966.74

N89-39-21W 1322.78

N00-17-41W 2643.33

N00-07-59E 2212.97

N02-36-02W 404.29

N21-15-57E 402

N12-04-00W 212.64

L=1313.64

L=991.00

L=621.59

L=398.40

L=247.16

L=781.17

L=290.16

L=226.19

L=147.80

L=111.51

L=42.95

L=137.69

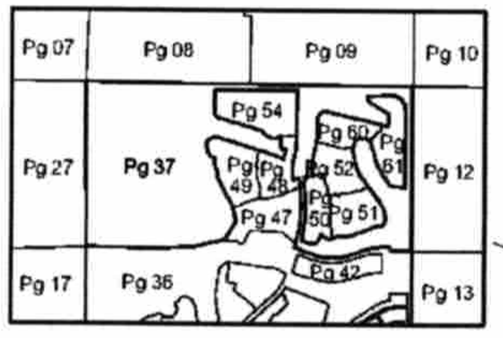
L=165.49

L=266.43

L=144.49

L=352.29

Data *
CO. SUR. MAP 700-TT
MB 270/45-59
MB 9/35 HEMET FOOTHILL TRACT
RS 5/47



Map Reference *
MB 365/8 - 15 TRACT MAP NO. 28286-10
MB 311/9 - 25 TRACT MAP NO. 30333
MB 378/1 - 11 TRACT MAP NO. 28286-12
MB 381/89 - 95 TRACT MAP NO. 28286-13

Date *	Old Number *	New Number *
2/1/2004	12	25
2/1/2004	14,26	27
2/1/2004	27	PGS.47,48
2/1/2004	13	PG.49
8/19/2004	17	28,29
8/19/2004	18,29	30
8/19/2004	30	PGS.50,51,52
1/31/2005	2	31,32
1/31/2005	3	33,34
1/31/2005	11,25,32	35
1/31/2005	10	PG.54
1/31/2005	35	480-43-52
1/31/2005	35	PG.54
6/29/2005	15	36,37
6/29/2005	16,37	38
12/1/2005	28,38	39
12/1/2005	39	PGS.60-61
1/6/2016	33	40,490-67-69
1/6/2016	40,490-73,78	41

ASSESSOR'S MAP BK455 PG. 37
Riverside County, Calif.

jasantos

Mar 2016

2001-560364
ORIGINAL

311
9

SHEET 1 OF 17 SHEETS

31 NUMBERED LOTS
15 LETTERED LOTS
664.682 ACRES

DATE OF SURVEY: DECEMBER 1996

ALL OF AMENDED VESTING
TENTATIVE TRACT MAP 28286

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

TRACT NO. 30333

BEING A SUBDIVISION OF LOTS 1 THROUGH 39 INCLUSIVE OF TRACT NO. 28550 AS SHOWN ON A MAP FILED IN BOOK 270, PAGES 45 THROUGH 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SITUATED IN TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERDARDINO BASE & MERIDIAN.

TETRA TECH, INC. RONALD P. SHELDON, R.C.E. 32180
OCTOBER 2001

THE LOTS CREATED BY THE RECORDATION OF THIS MAP ARE FOR FINANCING/CONVEYANCE PURPOSES ONLY AND ARE NOT LEGAL BUILDING SITES.

RECORDER'S CERTIFICATE:

FILED THIS 13TH DAY OF NOV 2001, AT 8:00 A M., IN BOOK 311 OF MAPS, AT PAGES 9-25 AT THE REQUEST OF THE CITY CLERK.
NO. 2001-560364
FEE $ 38.00

_____, COUNTY RECORDER
BY: L. Robinson, DEPUTY

SUBDIVISION GUARANTEE
FIDELITY NATIONAL TITLE

OWNERSHIP STATEMENT:

WE HEREBY STATE THAT WE ARE 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.

HEARTLAND / MSK REALTY VENTURES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

J. A. GALLAGHER, MEMBER

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS

ON THIS 23rd DAY OF October, 2001, BEFORE ME, Yvonne Knights
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Steven J. Gallagher AND _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE
Yvonne Knights
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

MY COMMISSION EXPIRES: June 3, 2003

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 17 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN DECEMBER 1996, WHICH IT CORRECTLY REPRESENTS, WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY (OR WILL OCCUPY) THE POSITIONS INDICATED BY SAID MAP AND THE MONUMENT NOTES NOTED HEREON, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RON SHELDON R.C.E. 32180
MY REGISTRATION EXPIRES DECEMBER 31, 2004

12/31/04

CITY ENGINEER'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HAVE EXAMINED SAID MAP AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 9TH DAY OF October, 2001

ROLAND D. TRIFTSCH, R.C.E. 26656
CITY ENGINEER, CITY OF HEMET

TRUSTEES:

CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED SEPTEMBER 30, 1998 AS INSTRUMENT NO. 422381, OFFICIAL RECORDS.

Steven J. Gallagher
_____ PRESIDENT ASSISTANT SECRETARY

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 $ _____ FOR THE FISCAL YEAR ENDING JUNE 30, 2002 AND FOR SPECIAL ASSESSMENTS NOT YET SHOWN ON THE TAX ROLL BUT WHICH MAY BE LEVIED AFTER THE DATE OF THIS CERTIFICATE.

DATED THIS 13TH DAY OF NOV, 2001

Paul McDonnell
PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY _____, DEPUTY

NOTARY ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA)
COUNTY OF San Diego) SS

ON THIS 6TH DAY OF November 2001, BEFORE ME, Elizabeth L. Layman
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
J.A. Gallagher AND _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE
Elizabeth L. Layman
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

MY COMMISSION EXPIRES: June 22, 2005

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 _____, 2001

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

GERALD A. MAHONEY
CLERK OF THE BOARD OF SUPERVISORS

BY _____ BY _____
DEPUTY DEPUTY

CITY ACCEPTANCE STATEMENT:

THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY ACCEPTS, THROUGH ITS DULY AUTHORIZED OFFICERS, HEREON ALL OFFERS OF DEDICATION SHOWN ON THIS MAP.

DATED: Oct 9, 2001

BY: Robin Lowe
MAYOR OF THE CITY OF HEMET

ATTEST: Joanna Gilmore
CITY CLERK OF THE CITY OF HEMET
Deputy

2001-560364
ORIGINAL
311
10

SHEET 2 OF 17 SHEETS

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

TRACT NO. 30333

BEING A SUBDIVISION OF LOTS 1 THROUGH 39 INCLUSIVE OF TRACT NO. 28550 AS SHOWN ON A MAP FILED IN BOOK 270, PAGES 45 THROUGH 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SITUATED IN TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERDARDINO BASE & MERIDIAN.

TETRA TECH, INC. RONALD P. SHELDON, R.C.E. 32180

OCTOBER 2001

THE LOTS CREATED BY THE RECORDATION OF THIS MAP ARE FOR FINANCING/CONVEYANCE PURPOSES ONLY AND ARE NOT LEGAL BUILDING SITES.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. THE CITY OF HEMET, HOLDER OF A PERPETUAL AVIGATION EASEMENT IN AND THROUGH THE AIR PER GRANT OF EASEMENT RECORDED FEBRUARY 28, 1990, AS INSTRUMENT NO. 72712, OFFICIAL RECORDS.
2. 45% OF ALL OIL, GAS & OTHER HYDROCARBONS & WATER AS RESERVED IN THE DEED TO MOHZEN ZABETIAN, ET AL., RECORDED JULY 1, 1986, AS INSTRUMENT NO. 152208, OFFICIAL RECORDS, AND RE-RECORDED DECEMBER 14, 1987, AS INSTRUMENT NO. 352446, OFFICIAL RECORDS.
3. AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, PETROLEUM, NAPTHA, OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING IN OR BENEATH SAID LAND AS RESERVED IN A DEED FROM THE FEDERAL LAND BANK OF BERKELEY, A CORP., RECORDED DECEMBER 30, 1940 IN BOOK 484, PAGE 345, OFFICIAL RECORDS.
4. AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL,GAS, PETROLEUM, NAPTHA, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF WHATSOEVER KIND AND NATURE TOGETHER WITH THE RIGHT OF ENTRY AND ALL OTHER RIGHTS OF WAY AND EASEMENTS WHICH MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION AND REMOVAL OF THE ABOVE AS RESERVED BY THE FEDERAL LAND BANK OF BERKELEY IN DEED RECORDED DECEMBER 30, 1940 IN BOOK 484, PAGE 546, OFFICIAL RECORDS.

PURSUANT TO SECTION NO. 66436(A) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA TELEPHONE CO., HOLDER OF EASEMENTS LISTED ON SHEET 4 HEREIN.

CALIFORNIA ELECTRIC POWER CO., HOLDER OF EASEMENTS LISTED ON SHEET 4 HEREIN.

EASTERN MUNICIPAL WATER DISTRICT, HOLDER OF EASEMENTS LISTED ON SHEET 4 HEREIN.

FRUITVALE MUNICIPAL WATER CO., HOLDER OF EASEMENTS LISTED ON SHEET 4 HEREIN.

COLORCRAFT CONSTRUCTION CO., HOLDER OF AN EASEMENT LISTED ON SHEET 4 HEREIN.

GENERAL TELEPHONE CO., HOLDER OF EASEMENTS LISTED ON SHEET 4 HEREIN.

SOUTHERN CALIFORNIA EDISON CO., HOLDER OF AN EASEMENT LISTED ON SHEET 4 HEREIN.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 11 (FROM PT. #139 TO PT. #113) AS SHOWN ON A MAP OF THE RIVERSIDE COUNTY AUTOMATED MAPPING PROGRAM ENTITLED "NE 1/4 15S, R2W, S.B.M." DATED 2/26/86. SAID BEARING BEING CALCULATED AS N89°43'21"W.

FOUND MONUMENT DESCRIPTIONS

(1) LEAD & TAG "LS 4547" IN CTR. 10" D. GRANITE STONE IN ROCK MOUND PER PM 25097 FOR NW COR. SEC. 11, T5S., R2W.

(2) 1" I.D. I.P. w/TAG "RCE 12116" DN. 18" PER PM 25097 FOR N1/4 COR. SEC. 11, T5S., R2W.

(3) 1" I.D. I.P. w/RIV. CO. SURV. TAG DN. 18" PER PM 25097 FOR NE COR. SEC. 11, T5S., R2W

(4) 2" I.D. I.P. w/TAG "RCE 12116" DN. 14" PER PM 25097 FOR E1/4 COR. SEC. 11, T5S., R2W.

(5) 1" I.D. I.P. w/PLASTIC PLUG "RCE 862" DN. 4" PER PM 25097 FOR SE COR. SEC. 11, T5S., R2W.

(6) BRASS DISK IN WELL MON. STAMPED "CALIF. DIV. HWY. REPLACED 3/4" IRON ROD 1961", 30.00' N'ly OF 5 ABOVE ON CL. OF CALIFORNIA AVENUE PER PM 25097.

(7) 2" I.D. I.P. w/TAG ILLEGIBLE FLUSH, ACCEPTED AS S1/4 COR. SEC. 11, T5S., R2W., (1" I.D. I.P. w/TAG "LS 4230" PER PM 25097).

(8) 3/4" I.D. I.P. w/TAG "LS 786" FLUSH PER PM 25097 FOR SW COR. SEC. 11, 15S., R2W.

(9) 1-1/2" I.D. I.P. FLUSH, ACCEPTED AS SE. COR. PAR. 3, PARCEL MAP 70/92-93 (1" I.D. I.P. w/PLASTIC PLUG STAMPED "LS 3962" PER PM 25097).

(10) NAIL & TAG MKD. "LS 3365" IN ROCK, ACCEPTED AS W1/4 COR. SEC. 11, 15S., R2W., (ABOVE, AND 12"X12"X12" GRANITE STONE CHISELLED "W/1/4" ON W'ly FACE & "A.C.E." ON E'ly FACE PER PM 25097).

(11) NAIL w/ILLEGIBLE TAG SET IN CONC. PER PM 70/92-93 FOR SW COR. PAR. 2, PM 70/92-93. USED FOR LINE ONLY.

(12) 1" I.D. I.P. w/TAG "LS 3962" UP 0.3' PER PM 25097 FOR MOST NE COR. PAR. 1, PM 70/92-93. USED FOR LINE ONLY.

(13) 1" I.D. I.P. w/TAG "RCE 12116" DN. 1.0' LEANING SW PER PM 25097. TAG IS S13°26'27"W 1.59' FROM RECORD CORNER POSITION.

(14) FD. 1" I.D. I.P. w/ILLEGIBLE TAG, ACCEPTED AS TAG "RCE 12116" PER PM 25097.

(15) 1" I.D. I.P. w/TAG "LS 3365" DN. 1.0' PER PM 25097.

(16) 1" I.D. I.P. w/TAG "LS 3365" DN. 2.0' PER PM 25097.

(17) 1" I.D. I.P. w/TAG "LS 12116" DN. 1.0' PER PM 25097.

(18) NAIL AND TAG "RCE 12116" IN LARGE ROCK PER PM 25097, N 86°13'37"W 1.09' FROM RECORD CORNER POSITION.

(19) 1"X2" WOODEN HUB NO TAG FLUSH PER PM 25097, N88°35'09"W 1.09' FROM RECORD CORNER POSITION.

(20) NAIL AND TAG "RCE 12116" IN LARGE ROCK PER PM 25097, N88°03'37"W 0.99' FROM RECORD CORNER POSITION.

(21) 1" I.D. I.P. w/TAG "RCE 12116" UP 0.4' PER PM 25097, N85°17'46"W 0.75' FROM RECORD CORNER POSITION.

(22) 1" I.D. I.P. w/ILLEGIBLE TAG, LEANING S'ly, 0.5', ACCEPTED AS TAG "LS 3365" PER PM 25097, S75°46'51"W 0.74' FROM RECORD CORNER POSITION.

(23) 1" I.D. I.P. w/PLASTIC PLUG "LS 4230" DN. 0.2', ACCEPTED AS MOST ELY. CORNER LOT "B", CERES LN. (TAG "LS 4230" PER PM 25097)

(24) 1-1/2" I.D. I.P. w/TAG "RCE 12116" DN. 0.6', NO REF., 0.04' E'LY FROM RECORD CORNER, ON BNDRY. LINE

FOUND MONUMENT DESCRIPTIONS (CONTINUED)

(25) 1" I.D. I.P. w/PLASTIC PLUG "LS 4230" DN. 0.2', PER PM 25097, S84°08'44"E 3.97' FROM POINT 30 HEREON.

(26) 1-1/2" I.D. I.P. w/TAG "LS 2831" UP 0.3', ACCEPTED AS 1" I.D. I.P. PER PM 25097

(27) 1" I.D. I.P. w/TAG "LS 4230" FLUSH PER PM 25097

(28) 1" I.D. I.P. w/TAG "RCE 12116" DN. 1.0', LEANING SW, NO REF.

(29) 1" I.D. I.P. w/TAG "RCE 12116" FLUSH, NO REF.

(30) 3/4" I.D. I.P. w/TAG "RCE 26406" DN. 0.2' PER PM 25097

(31) 2" I.D. I.P. w/TAG "RCE 26406" DN. 0.1' PER PM 25097

(32) CONCRETE NAIL W/TAG "RCE 12116", NO REF.

(33) 1" I.D. I.P. w/TAG "RCE 12116" FLUSH, NO REF., S88°48'01"W 0.65' FROM RECORD CORNER POSITION.

(34) 1" I.D. I.P. w/TAG "RCE 12116" FLUSH, NO REF., S88°14'15"W 0.65' FROM RECORD CORNER POSITION.

(35) NAIL AND TAG "RCE 12116" IN LARGE ROCK PER PM25097, S83°42'45"W 1.00' FROM RECORD CORNER POSITION.

ENGINEER'S NOTES:

ORCHARD AVENUE AND FAIRVIEW AVENUE WERE VACATED PER RESO. 1404 RECORDED AUGUST 22, 1955 IN BOOK 1784, PAGE 52, O.R.

CERES LANE WAS ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT BY THE FILING OF PARCEL MAP 25097.

THE EXISTING RIGHT-OF-WAY FOR CALIFORNIA AVENUE IS PER GRANT DEED RECORDED JUNE 11, 1957 AS INSTRUMENT NO. 42514, O.R., AND THE ACCEPTANCE BY THE CITY OF HEMET OF PARCEL MAP 25097.

THE EXISTING RIGHT OF WAY FOR STATE HIGHWAY 74 (FLORIDA AVENUE) IS PER THE FOLLOWING DEEDS AND ACCEPTANCE:

1.) BOOK 406, PAGE 109 OF DEEDS, RECORDED MARCH 30, 1915.

2.) BOOK 406, PAGE 142 OF DEEDS, RECORDED MARCH 30, 1915.

3.) INSTRUMENT NO. 103896 RECORDED DECEMBER 8, 1960, O.R.

4.) INSTRUMENT NO. 106938 RECORDED DECEMBER 28, 1960, O.R.

5.) RESO. ACCEPTANCE BY THE [illegible] RECORDED [illegible]

LEGEND:

● INDICATES FOUND MONUMENT AS DESCRIBED IN "FOUND MONUMENT DESCRIPTIONS" FOR COMPLETE DESCRIPTION OF MONUMENTS ON THIS SHEET.

(##) INDICATES FOUND MONUMENT AS DESCRIBED IN "FOUND MONUMENT DESCRIPTIONS" FOR COMPLETE DESCRIPTION OF MONUMENTS ON THIS SHEET.

(##) [illegible]

[illegible]

SHEET 3 OF 17 SHEETS

2001-560364
ORIGINAL
311
11

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

TRACT NO. 30333

BEING A SUBDIVISION OF LOTS 1 THROUGH 39 INCLUSIVE OF TRACT NO. 28550 AS SHOWN ON A MAP FILED IN BOOK 270, PAGES 45 THROUGH 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SITUATED IN TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERDARDINO BASE & MERIDIAN.

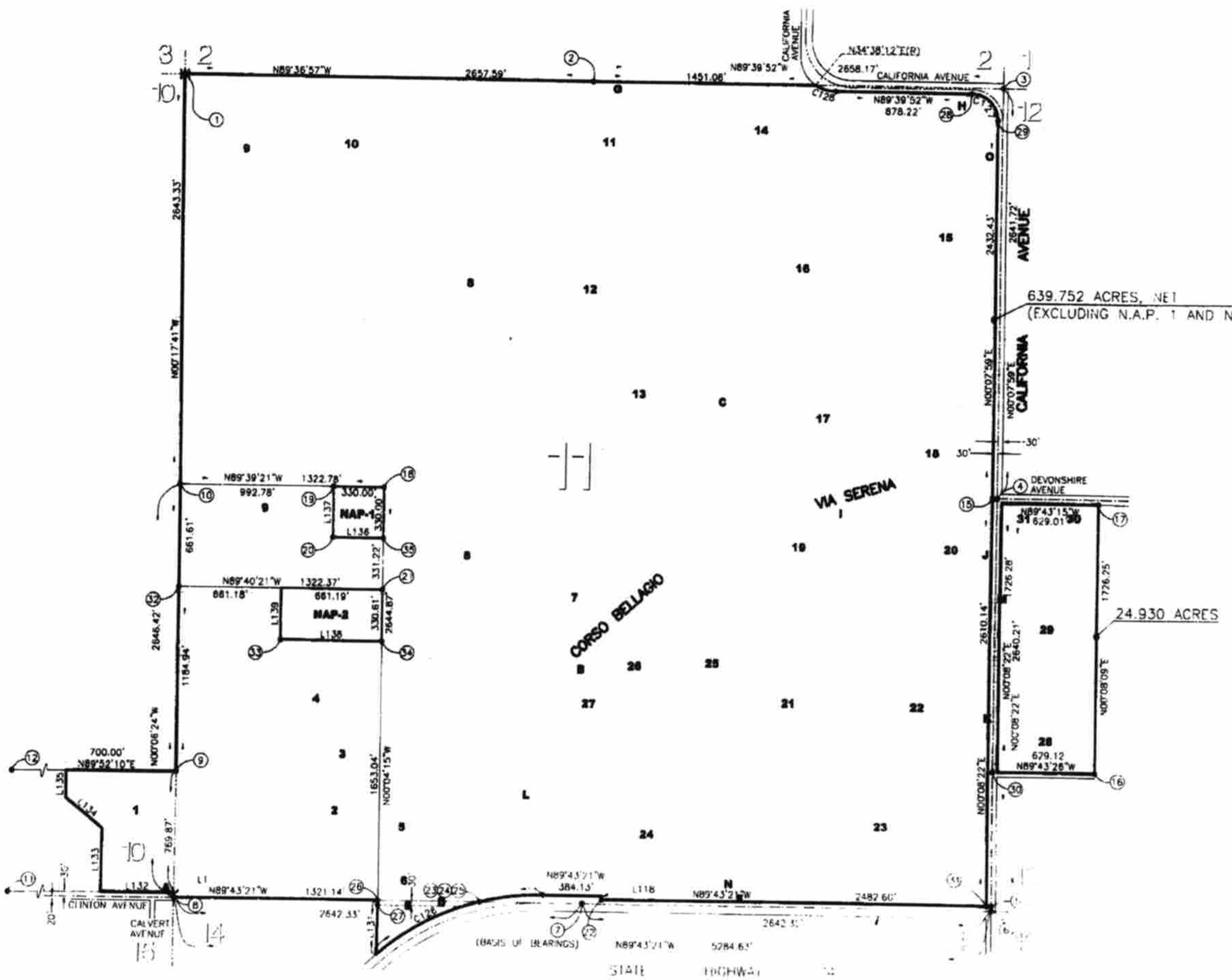
TETRA TECH, INC. RONALD P. SHELDON, R.C.E. 32180

OCTOBER 2001

THE LOTS CREATED BY THE RECORDATION OF THIS MAP ARE FOR FINANCING/CONVEYANCE PURPOSES ONLY AND ARE NOT LEGAL BUILDING SITES.

500 250 0 500 1000

SCALE: 1"=500'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH

LINE TABLE		
LINE	BEARING	DISTANCE

2001-560364
ORIGINAL
3 11
12

SHEET 4 OF 17 SHEETS

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

TRACT NO. 30333

BEING A SUBDIVISION OF LOTS 1 THROUGH 39 INCLUSIVE OF TRACT NO. 28550 AS SHOWN ON A MAP FILED IN BOOK 270, PAGES 45 THROUGH 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SITUATED IN TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERDARDINO BASE & MERIDIAN.

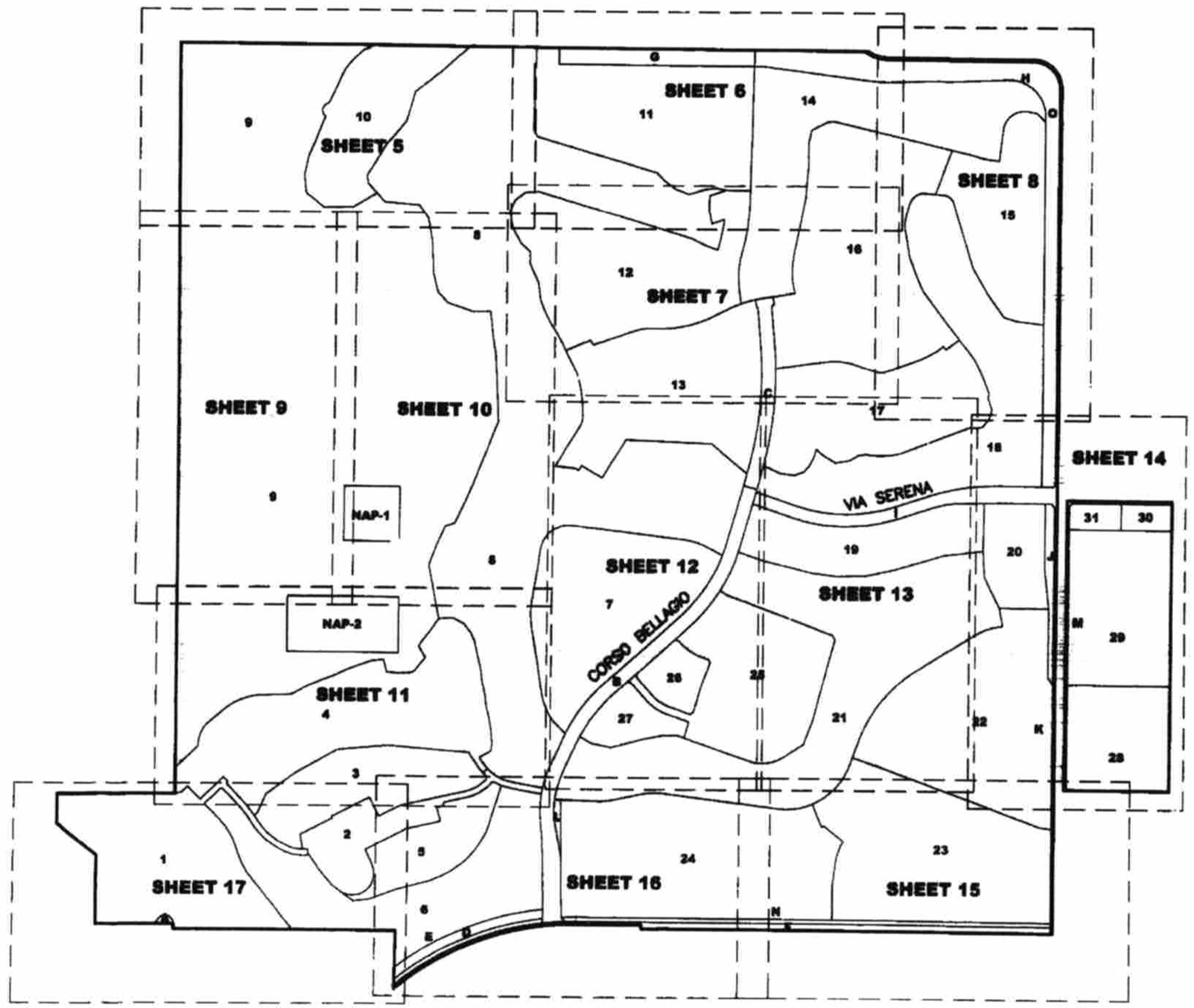
TETRA TECH, INC. RONALD P. SHELDON, R.C.E. 32180

OCTOBER 2001

THE LOTS CREATED BY THE RECORDATION OF THIS MAP ARE FOR FINANCING/CONVEYANCE PURPOSES ONLY AND ARE NOT LEGAL BUILDING SITES.

500 250 0 500 1000

SCALE: 1"=500'



SHEET INDEX MAP

EASEMENT NOTES:

(1) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE CO. PER INST. REC. OCT. 23, 1936 IN BK. 301, PG. 249, O.R.

(2) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA TELEPHONE CO. PER INST. REC. OCT. 23, 1936 IN BK. 302, PG. 108, O.R. (NOT ON SITE) IN CLINTON AVE.

(3) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. PER INST. REC. APR. 22, 1948 IN BK. 905, PAGE 407, O.R.

(4) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF THE CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION PER BOOK 1522, PAGE 282, RECORDED NOVEMBER 3, 1953, O.R.

(5) EASEMENT FOR POLE LINES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. PER INST. REC. FEB. 16, 1954 IN BK. 1555, PG. 29, O.R.

(6) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH CO. PER INST. NO. 102951 REC. DEC. 4, 1959, O.R.

(7) EASEMENT FOR ROAD PURPOSES IN FAVOR OF HOWARD ROSE CO. PER INST. NO. 49837 REC. MAY 28, 1962 O.R.

(8) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF EASTERN MUNICIPAL WATER DIST. PER INST. NO. 53179 REC. JUNE 7, 1962, O.R.

(9) EASEMENT FOR UNDERGROUND PIPELINES IN FAVOR OF FRUITVALE MUTUAL WATER CO. PER INST. NO. 31356 REC. MAR. 12, 1964, O.R.

(10) EASEMENT FOR PIPELINES IN FAVOR OF FRUITVALE MUTUAL WATER CO. PER INST. NO. 81425 REC. JULY 3, 1964, O.R.

(11) EASEMENT FOR ROADS IN FAVOR OF COLORCRAFT CONSTRUCTION CO., INC. PER INST. NO. 81452 REC. JULY 3, 1964, O.R.

(12) ANY PRIVATE EASEMENTS OR LESSER RIGHTS IN, TO, OR OVER THE STREET, HIGHWAY, OR PUBLIC SERVICE EASEMENT VACATED AS REFERRED TO BELOW, THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID EASEMENT REFERRED TO BELOW, INCLUDING BUT NOT LIMITED TO PRIVATE EASEMENTS FOR INGRESS AND EGRESS OVER SAID LAND, SUCH EASEMENT HAVING BEEN ACQUIRED BY OWNERS OF OTHER LOTS UNDER CONVEYANCES WHICH WERE MADE BY REFERENCE TO THE MAP OF PARCEL MAP NO.11988 RECORDED IN BOOK 70, PAGES 92 AND 93 OF PARCEL MAPS (BLANKET).

(13) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF GENERAL TELEPHONE CO. OF CALIFORNIA PER INST. NO. 54681 REC. MAY 24, 1971, O.R.

(14) EASEMENT FOR ROADWAY PURPOSES IN FAVOR OF THE FRUITVALE MUTUAL WATER CO. PER INST. NO. 161561 RECORDED DECEMBER 6, 1972 O.R.

(15) EASEMENT FOR PIPELINES AND UNDERGROUND TELEVISION LINE IN FAVOR OF THE FRUITVALE MUTUAL WATER CO. PER INST. NO. 161562 RECORDED DECEMBER 6, 1972, O.R.

(16) EASEMENT FOR ROADS IN FAVOR OF EASTERN MUNICIPAL WATER DIST. PER INST. NO. 5963 REC. JAN. 15, 1973, O.R.

(17) EASEMENT FOR PIPELINES AND UNDERGROUND ELECTRICAL FACILITIES IN FAVOR OF EASTERN MUNICIPAL WATER DIST. PER INST. NO. 5964 REC. JAN. 15, 1973, O.R.

(18) EASEMENT FOR PIPELINES IN FAVOR OF EASTERN MUNICIPAL WATER DIST. PER INST. NO. 116505 REC. SEPT. 4, 1973, O.R.

(19) EASEMENT FOR PIPELINES IN FAVOR OF EASTERN MUNICIPAL WATER DIST. PER INST. NO. 116506 REC. SEPT. 4, 1973, O.R.

(20) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF GENERAL TELEPHONE CO. OF CALIFORNIA PER INST. NO. 104226 REC. AUG. 26, 1975, O.R.

(21) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF GENERAL TELEPHONE CO. OF CALIFORNIA, A CORPORATION PER INST. NO. 2063 REC. JAN. 4, 1980, O.R. (NOT ON SITE) IN CLINTON AVE.

(22) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. PER INST. NO. 51236 REC. FEB. 14, 1985, O.R.

(23) THE PROPERTY WITHIN THIS PARCEL MAP IS SUBJECT TO AN AVIGATION EASEMENT PER INST. NO. 51236 REC. FEB. 14, 1985, O.R.

(24) EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITIES PURPOSES IN FAVOR OF THE PUBLIC AS SHOWN ON THE MAP OF TRACT NO. 28550 RECORDED IN BOOK 270, PAGES 45 THROUGH 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT FOR [illegible] AS SHOWN ON THE MAP OF PARCEL MAP NO. 11988 RECORDED IN BOOK 70, PAGES 92 AND 93 OF PARCEL MAPS (BLANKET).

EASEMENT FOR [illegible] AS SHOWN ON THE MAP OF PARCEL MAP NO. 11988 RECORDED IN BOOK 70, PAGES 92 AND 93 OF PARCEL MAPS (BLANKET).

EASEMENT FOR [illegible] AS SHOWN ON THE MAP OF PARCEL MAP NO. 11988 RECORDED IN BOOK 70, PAGES 92 AND 93 OF PARCEL MAPS (BLANKET).

SHEET 5 OF 17 SHEETS

2001-560364
ORIGINAL
311
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IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 30333

BEING A SUBDIVISION OF LOTS 1 THROUGH 39 INCLUSIVE OF TRACT NO. 28550 AS SHOWN ON A MAP FILED IN BOOK 270, PAGES 45 THROUGH 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SITUATED IN TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERDARDINO BASE & MERIDIAN.

TETRA TECH, INC. RONALD P. SHELDON, R.C.E. 32180

OCTOBER 2001

THE LOTS CREATED BY THE RECORDATION OF THIS MAP ARE FOR FINANCING/CONVEYANCE PURPOSES ONLY AND ARE NOT LEGAL BUILDING SITES.

100 50 0 100 200
SCALE: 1"=100'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C48	117°14'32"	43.00'	87.98'
C49	38°17'03"	50.00'	33.41'
C50	20°29'21"	273.00'	97.63'
C51	45°18'29"	66.00'	52.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N07°32'21"W	48.20'
L46	N27°16'09"W	45.00'
L53	N24°32'47"E	71.34'
L60	N45°08'34"E	79.50'
L61	N00°23'03"E(R)	19.50'

1127.93' N89°36'57"W 2657.59' 589.45' 530.02'

2643.33' N00°17'41"W

N89°36'57"W 46.01'

N27°05'44"W(R)

N35°39'44"E(R)

N24°32'13"E 174.91'

N45°08'34"E 79.50'

N27°16'09"W 45.00'

N31°30'06"E 195.41'

N46°01'34"E 223.36'

N17°13'18"E 187.74'

N40°50'12"E 170.54'

N27°16'09"W 227.05'

N17°26'12"E 121.53'

N45°07'51"E 70.98'

N50°34'35"E 137.89'

N89°00'09"E 214'

N41°55'03"E 207.14'

9
(DESIGNATED REMAINDER)
130.420 GROSS
2.500 N.A.P. 1
5.018 N.A.P. 2
122.902 NET

10
10.348 ACRES

8
74.961 ACRES

11
18.804
AC

12
20.405 ACRES

SEE SHEET 6

SEE SHEET 9

SEE SHEET 10

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ORIGINAL
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SHEET 6 OF 17 SHEETS

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

TRACT NO. 30333

BEING A SUBDIVISION OF LOTS 1 THROUGH 39 INCLUSIVE OF TRACT NO. 28550 AS SHOWN ON A MAP FILED IN BOOK 270, PAGES 45 THROUGH 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SITUATED IN TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERDARDINO BASE & MERIDIAN.

TETRA TECH, INC. RONALD P. SHELDON, R.C.E. 32180
OCTOBER 2001

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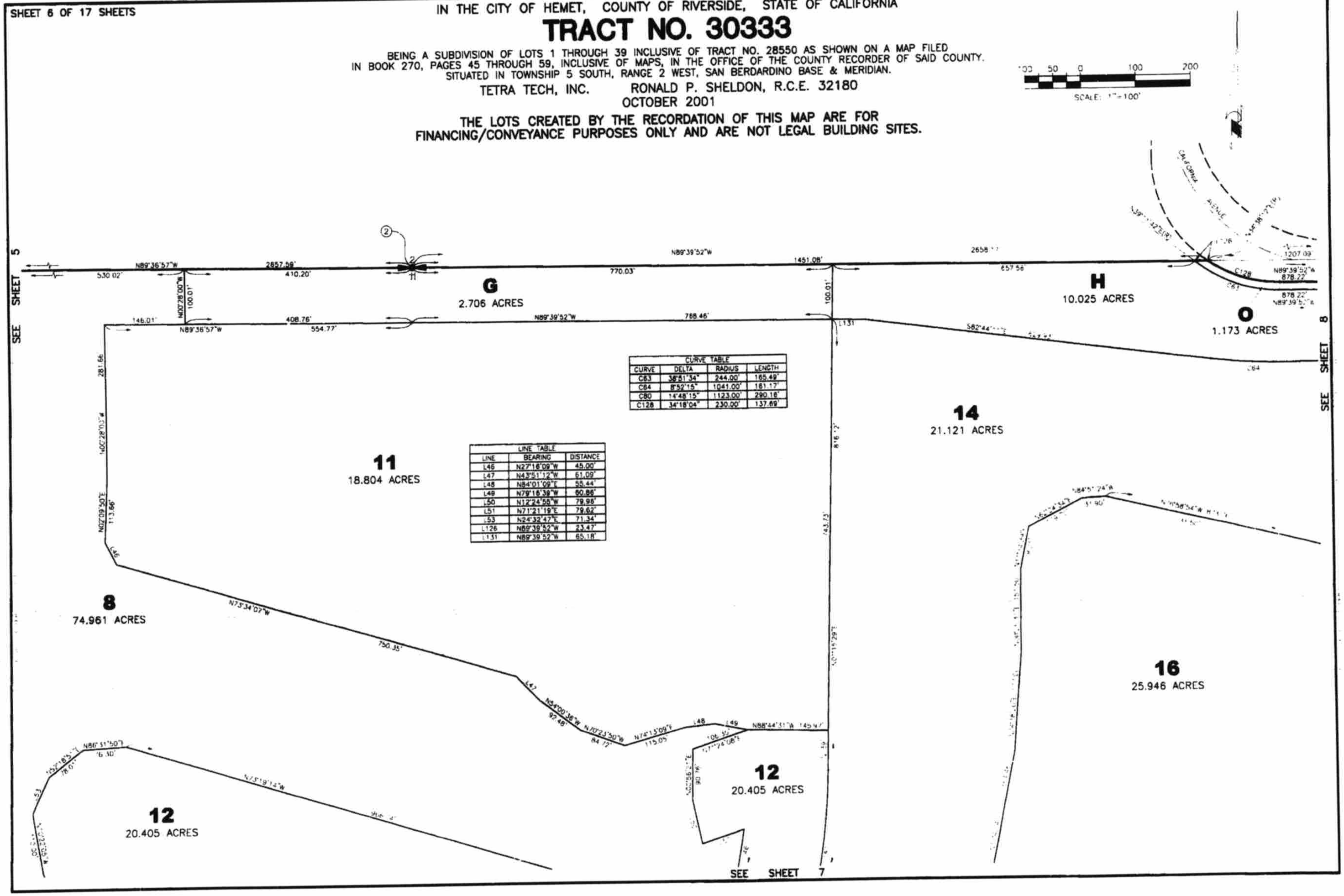

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C63	38°51'34"	244.00'	165.49'
C64	8°52'15"	1041.00'	161.17'
C80	14°48'15"	1123.00'	290.18'
C128	34°18'04"	230.00'	137.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	N27°16'09"W	45.00'
L47	N43°51'12"W	61.09'
L48	N84°01'09"E	55.44'
L49	N79°15'39"W	60.86'
L50	N12°24'55"W	79.95'
L51	N71°21'19"E	79.62'
L53	N24°32'47"E	71.34'
L126	N89°39'52"W	23.47'
L131	N89°39'52"W	65.18'

SHEET 7 OF 17 SHEETS

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

TRACT NO. 30333

BEING A SUBDIVISION OF LOTS 1 THROUGH 39 INCLUSIVE OF TRACT NO. 28550 AS SHOWN ON A MAP FILED IN BOOK 270, PAGES 45 THROUGH 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
SITUATED IN TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERDARDINO BASE & MERIDIAN.

TETRA TECH, INC. RONALD P. SHELDON, R.C.E. 32180
OCTOBER 2001

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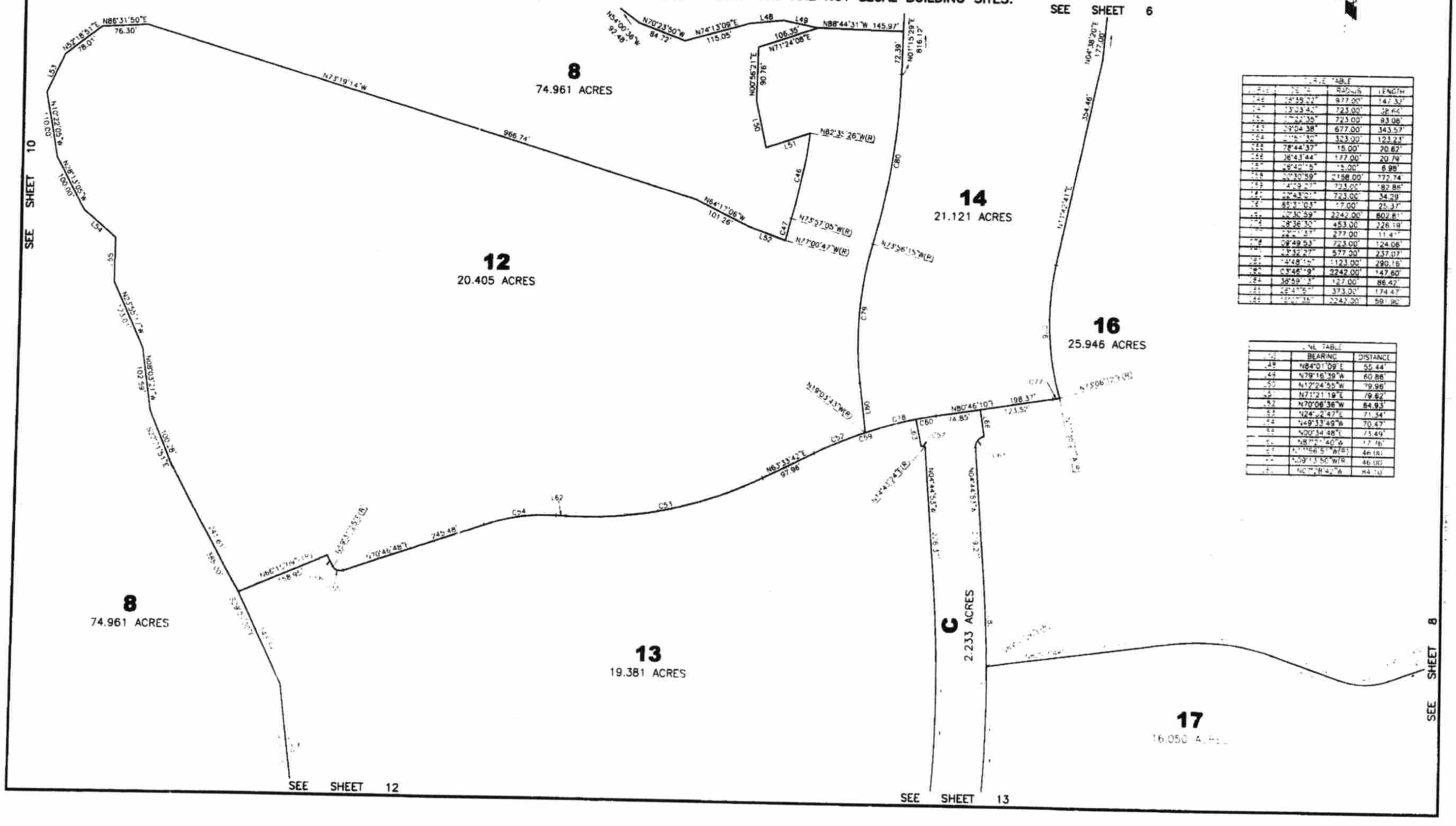
100 50 0
SCALE: 1"=100'



CURVE TABLE			
		RADIUS	LENGTH
	18°15'22"	977.00'	147.33'
	13°03'42"	723.00'	164.66'
	7°33'35"	723.00'	93.08'
	29°04'38"	677.00'	343.57'
	[illegible]	323.00'	123.23'
	78°44'37"	15.00'	20.67'
	36°43'44"	177.00'	20.79'
	28°42'15"	15.00'	6.98'
	20°30'59"	2158.00'	772.74'
	14°13'27"	723.00'	182.86'
	2°52'43"	723.00'	34.29'
	85°31'03"	17.00'	25.37'
	20°30'59"	2242.00'	802.81'
	28°36'30"	453.00'	226.19'
	2°21'37"	277.00'	11.41'
	28°49'53"	723.00'	124.06'
	23°32'27"	577.00'	237.07'
	13°48'15"	123.00'	290.16'
	03°46'29"	2242.00'	147.60'
	38°59'37"	127.00'	86.42'
	22°47'52"	373.00'	174.43'
	[illegible]	2242.00'	591.90'

LINE TABLE		
	BEARING	DISTANCE
L48	N84°01'09"E	55.44'
L49	N79°16'39"W	60.86'
L50	N12°24'55"W	79.96'
L51	N71°21'19"E	79.62'
L52	N70°06'36"W	84.93'
L53	N24°24'47"E	71.54'
L54	N49°33'49"W	70.47'
L55	N20°34'48"E	73.49'
L56	N87°[illegible]'40"W	17.76'
L57	[illegible]	44.00'
L58	S09°13'56"W(R)	44.00'
L59	N07°28'42"W	44.00'

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SHEET 1 OF 17 SHEETS

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

TRACT NO. 30333

BEING A SUBDIVISION OF LOTS 1 THROUGH 39 INCLUSIVE OF TRACT NO. 28550 AS SHOWN ON A MAP FILED IN BOOK 270, PAGES 45 THROUGH 59, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SITUATED IN TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERDARDINO BASE & MERIDIAN.

TETRA TECH, INC. RONALD P. SHELDON, R.C.E. 32180

OCTOBER 2001

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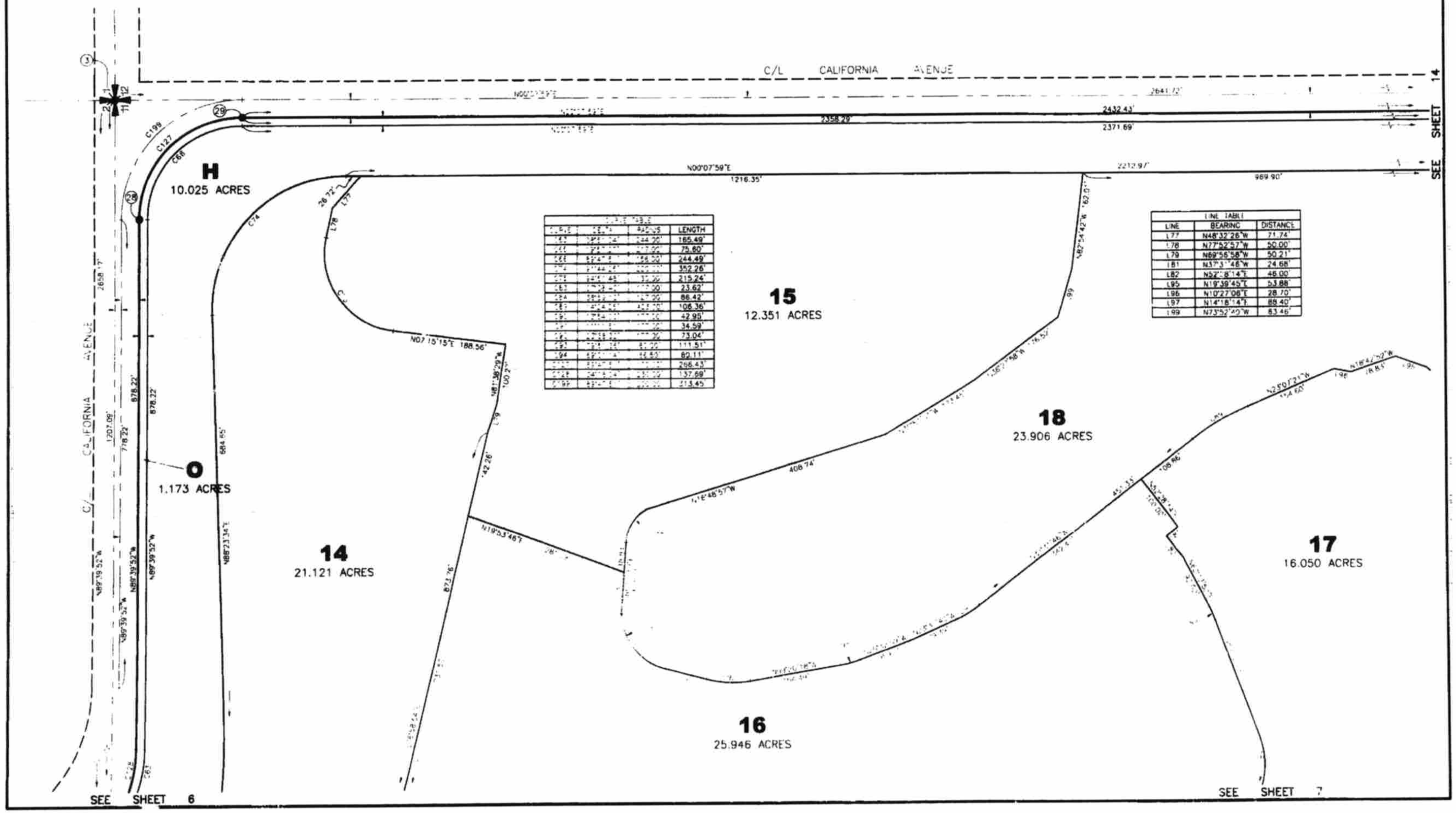
100 50 0 100 200

SCALE 1"= 100'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C74	94°47'20"	100.00'	165.49'
C78	90°00'00"	50.00'	78.60'
C79	93°44'49"	150.00'	244.49'
C198	90°00'00"	225.00'	352.26'
C127	90°00'00"	137.00'	215.24'
C68	90°00'00"	15.00'	23.62'
C69	90°00'00"	56.00'	88.42'
C67	87°44'42"	69.00'	108.36'
C66	90°00'00"	27.00'	42.95'
C65	90°00'00"	22.00'	34.59'
C64	90°00'00"	46.00'	73.04'
C63	90°00'00"	71.00'	111.51'
C94	94°47'20"	50.00'	82.11'
C95	90°00'00"	169.00'	265.43'
C96	90°00'00"	87.00'	137.69'
C97	90°00'00"	137.00'	215.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L77	N48°32'26"W	71.74'
L78	N77°52'57"W	50.00'
L79	N69°56'58"W	50.21'
L81	N37°31'46"W	24.68'
L82	N52°28'14"E	46.00'
L95	N19°39'45"E	53.88'
L96	N10°27'08"E	28.70'
L97	N14°18'14"E	88.40'
L99	N73°52'40"W	83.46'