

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

# PARCEL MAP NO. 30823

LOT 1 OF BLOCK 43 OF ARLINGTON HEIGHTS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 9, T.3S., R.5W., S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

OCTOBER 2002

**RECORDER'S STATEMENT**  
FILED THIS 3<sup>RD</sup> DAY OF July, 2003.  
AT 8 A.M. IN BOOK 205 OF TRACT MAPS, AT PAGE 8-9. AT THE REQUEST OF THE RIVERSIDE CITY CLERK. NO. 2003-498047  
FEE \$9.00  
GARY ORSO, COUNTY ASSESSOR, CLERK AND RECORDER  
BY: *[Signature]* DEPUTY  
SUBDIVISION GUARANTEE: COMMERCE TITLE COMPANY

### OWNER'S STATEMENT

WE HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, VICTORIA AVENUE (LOT "A").

**RAYMOND B. WILSON**

*Raymond B. Wilson*

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE, S.S.  
ON MAY 2, 2003 BEFORE ME, CATHERINE GUTIERREZ A NOTARY PUBLIC, PERSONALLY APPEARED RAYMOND B. WILSON

PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE *Catherine Gutierrez*



### TRUSTEE

NATIONAL CITY MORTGAGE COMPANY UNDER DEED OF TRUST RECORDED JULY 29, 2002 AS INSTRUMENT NO. 2002-413632 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

*Steve Bertome*  
**Steve Bertome**

*AV.P. National City Mty*

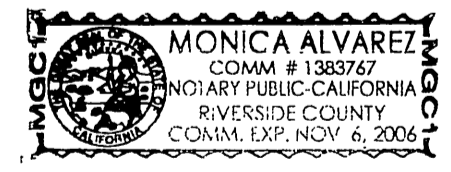
### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE, S.S.  
ON May 6, 2003 BEFORE ME, Monica Alvarez A NOTARY PUBLIC, PERSONALLY APPEARED STEVE BERTOME, Asst. Vice President

PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE *Monica Alvarez*



### SIGNATURE OMISSIONS

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

1. AN EASEMENT FOR PIPES AND CONDUITS PURPOSES IN FAVOR OF THE RIVERSIDE TRUST COMPANY, RECORDED AUGUST 23, 1897 IN BOOK 30 PAGE 210 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON OCTOBER 12, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY ALAN J. JESSUP.

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL PARCEL MAP NO. 30823.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

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

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THE 24<sup>TH</sup> DAY OF June, 2003.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.

BY: *Colleen J. Nicol*

### CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT 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. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: June 3, 2003

PAUL C. SUNDEEN  
CITY TREASURER

BY: *Paul C. Sundeen*

### TAX COLLECTOR'S STATEMENT

I HEREBY STATE 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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 4,400.

DATED: May 21, 2003

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: *Bernice Dando*

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:  
WATER FACILITIES

PARCEL 1 - THE SUBDIVIDER NAMED ON THIS PARCEL 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 FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCEL 1.

PARCEL 2 - NO WATER FEES AND CHARGES COLLECTED FOR PARCEL 2. EXISTING WATER SERVICE TO THIS PARCEL.

ELECTRIC FACILITIES

PARCEL 1 - THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS NOT DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS NOR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCEL 1.

PARCEL 2 - NO ELECTRIC FEES COLLECTED FOR PARCEL 2. EXISTING ELECTRIC SERVICE TO THIS PARCEL.

EASEMENTS

THE PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

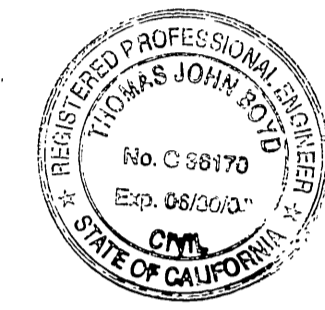
DATED: JUNE 5, 2003

BY: *Dieter P. Witzfeld*

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 9<sup>TH</sup> DAY OF June, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 17, 2002 AND ANY APPROVED ALTERATIONS THEREOF; AND 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 HAVE BEEN COMPLIED WITH.

DATE: 6/9/03



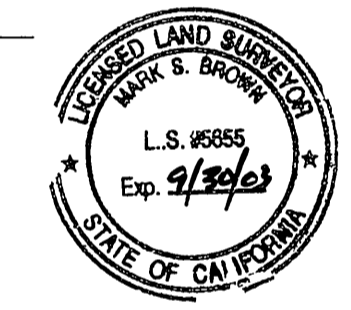
THOMAS J. BOYD  
R.C.E. 36170 LIC. EXP. 6/30/04  
CITY ENGINEER

BY: *Thomas Boyd*

### CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 6<sup>TH</sup> DAY OF June, 2003 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 6/6/2003



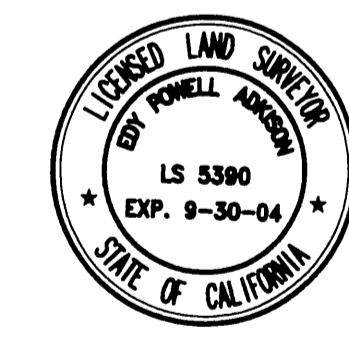
MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/03  
CITY SURVEYOR

BY: *Mark S. Brown*

### 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 RAYMOND WILSON IN SEPTEMBER OF 2002. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 5/28, 2003



EDY P. ADKISON, L.S. 5390  
EXPIRES: SEPTEMBER 30, 2004

BY: *Edy P. Adkison*

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$4,400 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: \_\_\_\_\_ 2003

NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

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

CASH TAX BOND  
DATED May 21, 2003

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: *Bernice Dando* DEPUTY

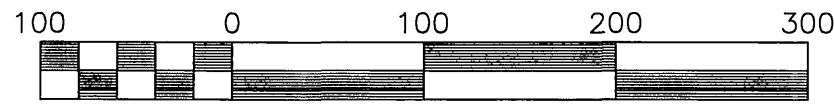
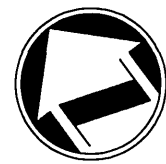
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA

# PARCEL MAP NO. 30823

LOT 1 OF BLOCK 43 OF ARLINGTON HEIGHTS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 9, T.3S., R.5W., S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

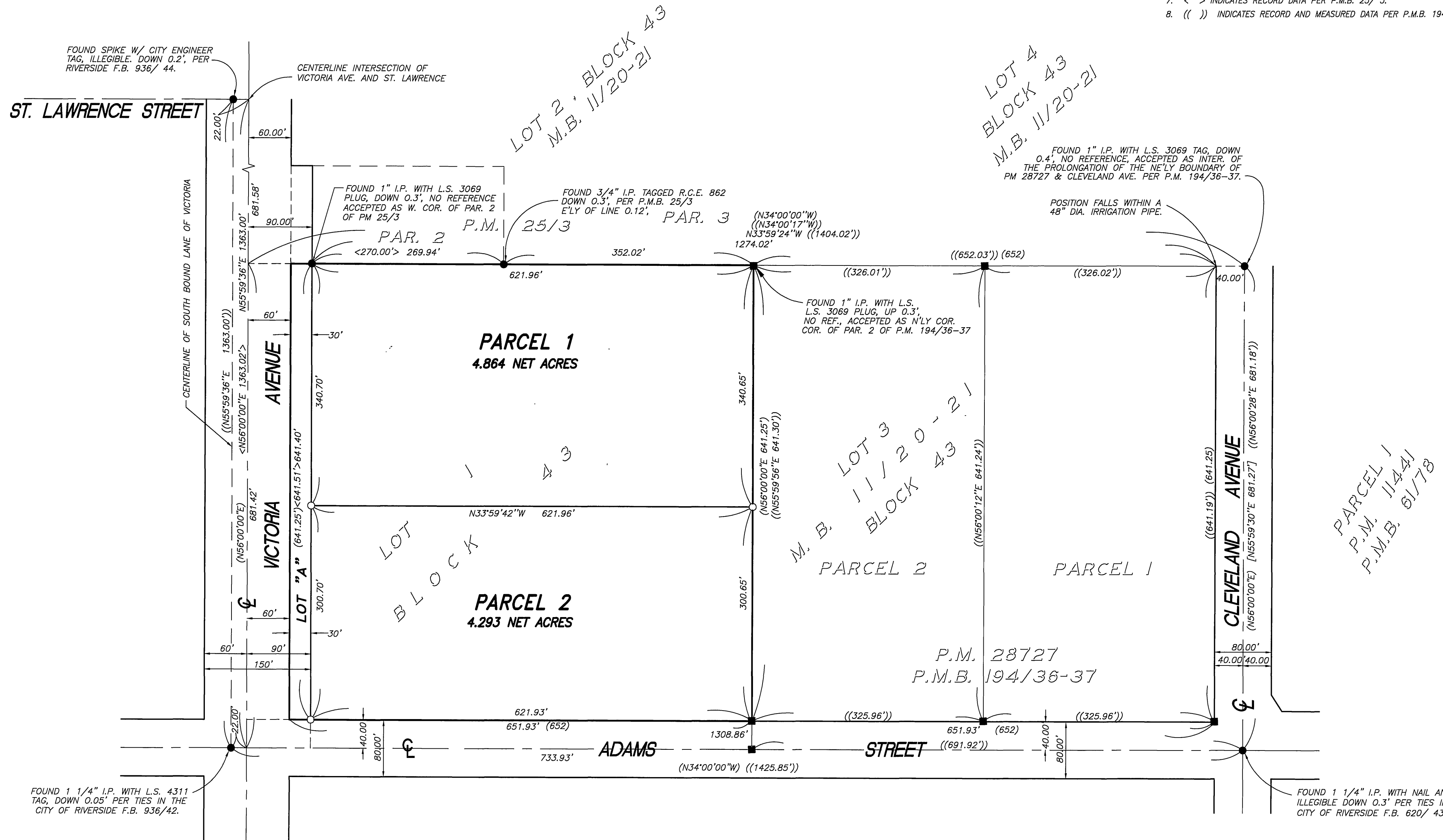
OCTOBER 2002



SCALE: 1" = 100'

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS BEING THE CENTERLINE OF ADAMS STREET, BEING N34°00'00"W, PER M.B. 11/20-21, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT, DESCRIBED AS SHOWN.
3. ■ INDICATES FOUND 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED, PER PARCEL MAP NO. 28727, PARCEL MAP BOOK 194, PAGES 36 & 37.
4. ○ INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH,
5. ( ) INDICATES RECORD DATA PER M.B. 11/ 21.
6. [ ] INDICATES RECORD DATA PER P.M. 11441 P.M.B. 61/ 78.
7. < > INDICATES RECORD DATA PER P.M.B. 25/ 3.
8. (( )) INDICATES RECORD AND MEASURED DATA PER P.M.B. 194/36-37.



P.M.B. 205 / 9

P.M.B. 205 / 9

PARCEL 1  
P.M. 11441  
P.M.B. 61/78