

205
71

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

PARCEL MAP 30783

BEING A DIVISION OF LOT ONE OF TRACT 23923 RECORDED
IN BOOK 191, PAGES 51 & 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY

DAWSON & ASSOCIATES
RIVERSIDE, CA.

LAND SURVEYORS
OCTOBER 2002

RECORDER'S STATEMENT

FILED THIS 12TH DAY OF SEPT 2003 AT 8:00 A.M.
IN BOOK 205 OF PARCEL MAPS, AT PAGES 71-73 AT THE REQUEST OF THE
CITY CLERK
No 2003-707139
FEE \$11.00
GARY L ORSO - COUNTY ASSESSOR - CLERK - RECORDER

BY A. Reding DEPUTY
SUBDIVISION GUARANTEE BY Lawyers Title Insurance Corporation

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 SHOWN ON THE ANNEXED MAP. THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE

Steven E. Berzansky
STEVEN E. BERZANSKY
Stacy A. Berzansky
STACY A. BERZANSKY

BENEFICIARY

FARMERS & MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION
AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 30, 2003 AS INSTRUMENT NO 2003-389851 OFFICIAL RECORDS, RIVERSIDE COUNTY

John D. Campbell
JOHN D. CAMPBELL
Kenneth G. Walker
KENNETH G. WALKER

TAX COLLECTOR STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$ 2,900

DATED August 13, 2003
PAUL Mc DONNELL
COUNTY TAX COLLECTOR
BY Bernice Arnold

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THE UNDERLYING MAP OF THIS SUBDIVISION BY LOR GEOTECHNICAL, INC ON APRIL 3, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953 REPORT NO 31578 1

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 4TH DAY OF September, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS THE APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 5, 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



THOMAS J BOYD
RCE 36170 LIC EXP 6/30/04
CITY ENGINEER
BY Thomas Boyd

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 9TH DAY OF Sept, 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



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

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT 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 PARCELS AS SHOWN ON THIS MAPS, AND THAT 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

THOMAS P EVANS
PUBLIC UTILITIES DIRECTOR
DATED 9/3/03
BY Dieter P. Witzfeld

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2,900 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 August 13, 2003
CASH TAX BOND
PAUL McDONNELL
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY Bernice Arnold DEPUTY
BY _____ DEPUTY

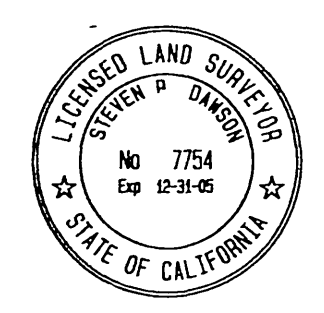
CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY

DATED 9/2, 2003
PAUL C SUNDEEN
CITY TREASURER
BY Paul C. Sundeen

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STEVE BERZANSKY IN OCTOBER, 2002 I HEREBY STATE THAT ALL MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT NATURE TO ENABLE THE SURVEY TO BE RETRACED I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY



DATED 7/2, 2003
BY Steven R. Dawson
STEVEN R DAWSON L S NO 7754
(L S EXPIRES DECEMBER 31, 2005)

P.M.B. 205 / 71

P.M.B. 205 / 71

205/72

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

PARCEL MAP 30783

BEING A DIVISION OF LOT ONE OF TRACT 23923 RECORDED
IN BOOK 191, PAGES 51 & 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY

DAWSON & ASSOCIATES
RIVERSIDE, CA.

LAND SURVEYORS
OCTOBER 2002

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON July 24, 2003 BEFORE ME, Phyllis E. Vincent A NOTARY PUBLIC,
PERSONALLY APPEARED John D. Campbell & Kenneth G. Walker
 PERSONALLY KNOWN TO ME - OR - PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE, TO BE THE PERSON (S) WHOSE NAMES (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 SIGNATURES (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 MY COMMISSION EXPIRES July 30, 2003

Phyllis E. Vincent

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

CAPACITY CLAIMED BY SIGNER
 INDIVIDUAL (S) PARTNER (S) ATTORNEY-IN-FACT TRUSTEE (S)
 SUBSCRIBING WITNESS GUARDIAN/CONSERVATOR CORPORATE

OFFICER (S) V.P. + Asst Sec. OTHER
SIGNER IS REPRESENTING NAME OF PERSON (S) OR ENTITY (IES)
FARMERS & MERCHANTS BANK of Long Beach

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Riverside

ON August 5, 2003 BEFORE ME, Sarah Crandall A NOTARY PUBLIC,
PERSONALLY APPEARED Steven B. Berzansky, Stacy A. Berzansky
 PERSONALLY KNOWN TO ME - OR - PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE, TO BE THE PERSON (S) WHOSE NAMES (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 SIGNATURES (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 MY COMMISSION EXPIRES April 12, 2007

Sarah Crandall

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

CAPACITY CLAIMED BY SIGNER
 INDIVIDUAL (S) PARTNER (S) ATTORNEY-IN-FACT TRUSTEE (S)
 SUBSCRIBING WITNESS GUARDIAN/CONSERVATOR CORPORATE

OFFICER (S) OTHER
SIGNER IS REPRESENTING NAME OF PERSON (S) OR ENTITY (IES)

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,
PERSONALLY APPEARED _____
 PERSONALLY KNOWN TO ME - OR - PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE, TO BE THE PERSON (S) WHOSE NAMES (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 SIGNATURES (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 MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

CAPACITY CLAIMED BY SIGNER
 INDIVIDUAL (S) PARTNER (S) ATTORNEY-IN-FACT TRUSTEE (S)
 SUBSCRIBING WITNESS GUARDIAN/CONSERVATOR CORPORATE

OFFICER (S) OTHER
SIGNER IS REPRESENTING NAME OF PERSON (S) OR ENTITY (IES)

P.M.B. 205/72

