

**OWNER'S STATEMENT**

I/WE HEREBY STATE THAT I/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.  
WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES LOT "A", LOT "B" AND LOT "C".  
WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENT, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:  
ALL THAT PORTION OF GLADSTONE BOULEVARD DEDICATED FOR PUBLIC ROAD PURPOSES PER MAP BOOK 4, PAGE 97 THEREOF RECORDS OF RIVERSIDE COUNTY LYING NORTHERLY AND NORTHEASTERLY OF THE SOUTHERLY LINES OF PARCEL 1 AND PARCEL 2 SHOWN HEREON.  
WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR ACCESS RIGHTS TO LOT "C", GLADSTONE BOULEVARD FROM PARCELS 1 AND 2.

*David W. Peery*  
DAVID W. PEERY  
*Melody A. Peery*  
MELODY A. PEERY  
*Carol A. Blount*  
CAROL A. BLOUNT

**VALLEY BANK**

AS BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 13, 2002 AS INSTRUMENT NO. 746272 OFFICIAL RECORDS, RIVERSIDE COUNTY.

*Debbie Smith*  
DEBBIE SMITH

**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 DAVID PEERY 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: 9-8 2003  
BY: *John R. Dawson*  
JOHN R. DAWSON L.S. NO. 3547  
(L.S. EXPIRES JUNE 30, 2004)

**UTILITIES EASEMENT STATEMENT**

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, PER DEED RECORDED JUNE 26, 1902 FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED: 9/10/ 2003  
THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR  
BY: *Dieter P. Wertzfeld*  
DIETER P. WERTZFELD

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

**PARCEL MAP 31005**

BEING A DIVISION OF LOT 7 OF LINCOLN HEIGHTS RECORDED IN BOOK 4, PAGE 97 OF MAPS, RECORDS OF RIVERSIDE COUNTY

DAWSON & ASSOCIATES LAND SURVEYORS  
RIVERSIDE, CA. MAY 2003

**CITY ENGINEER'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED BY ME THIS 11<sup>th</sup> 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 MARCH 6 2003 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 L.I.C. EXP. 6/30/04  
CITY ENGINEER  
BY: *Thomas J. Boyd*

**CITY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT 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: 9/10/03  
MARK S. BROWN  
L.S. 5655 L.I.C. EXP. 9/30/03  
CITY SURVEYOR  
BY: *Mark S. Brown*

**PUBLIC 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: 9/10/03  
BY: *Dieter P. Wertzfeld*  
DIETER P. WERTZFELD

**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 \$ 8,500. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

PAUL Mc DONNELL  
COUNTY TAX COLLECTOR  
DATED: 9/13 2003  
BY: *Matthew Jensen*

**RECORDER'S STATEMENT**

FILED THIS 25<sup>th</sup> DAY OF September 2003 AT 8:4 A.M. IN BOOK 206 OF PARCEL MAPS, AT PAGES 6-8 AT THE REQUEST OF THE CITY CLERK.  
No. 2003-747988  
FEE \$11.00  
GARY L. ORSO - COUNTY ASSESSOR - CLERK - RECORDER

BY: *Ally B. Orso* DEPUTY  
SUBDIVISION GUARANTEE BY: LAWYERS TITLE COMPANY

**TAX BOND STATEMENT**

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 8,500 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. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.  
DATED: September 3, 2003

CASH TAX BOND  
PAUL McDONNELL  
NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS  
BY: *Paul McDonnell* 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: 9/10/03 2003  
PAUL C. SUNDEEN  
CITY TREASURER  
BY: *Paul C. Sundeen*

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 31005, LOT "A", LOT "B" AND LOT "C" IS HEREBY ACCEPTED FOR THE PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. THAT THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT: ALL THA PORTION OF GLADSTONE BOULEVARD DEDICATED FOR PUBLIC ROAD PURPOSES PER MAP BOOK 4, PAGE 97 THEREOF RECORDS OF RIVERSIDE COUNTY LYING NORTHERLY AND NORTHEASTERLY OF THE SOUTHERLY AND SOUTHWESTERLY LINE OF PARCELS 1 AND 2 SHOWN HEREON. THE RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS TO GLADSTONE BOULEVARD FROM PARCELS 1 AND 2 IS HEREBY ACCEPTED. 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 THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 23<sup>rd</sup> DAY OF September, 2003.  
COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: *Colleen J. Nicol*  
COLLEEN J. NICOL  
CITY CLERK

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

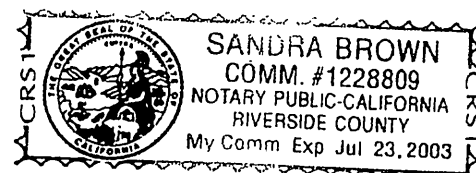
# PARCEL MAP 31005

BEING A DIVISION OF LOT 7 OF LINCOLN HEIGHTS RECORDED IN BOOK 4, PAGE 97 OF MAPS, RECORDS OF RIVERSIDE COUNTY

DAWSON & ASSOCIATES  
RIVERSIDE, CA.

LAND SURVEYORS  
MAY 2003

## NOTARY ACKNOWLEDGEMENT



STATE OF CALIFORNIA  
COUNTY OF Riverside

ON 7/7/03 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,  
PERSONALLY APPEARED Debbie Smith  
 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. MY COMMISSION EXPIRES 7/23/03

Sandra Brown  
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)

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THE UNDERLYING MAP  
OF THIS SUBDIVISION BY LOR GEOTECHNICALGROUP INC. ON FEBRUARY 19, 2003 AS  
REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA,  
SECTION 17953 REPORT NO. 31578.1

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON July 8, 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,  
PERSONALLY APPEARED David W. Peery, Melody A. Peery, Marc Blount, Carol L. Blount  
 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. MY COMMISSION EXPIRES 12/30/05

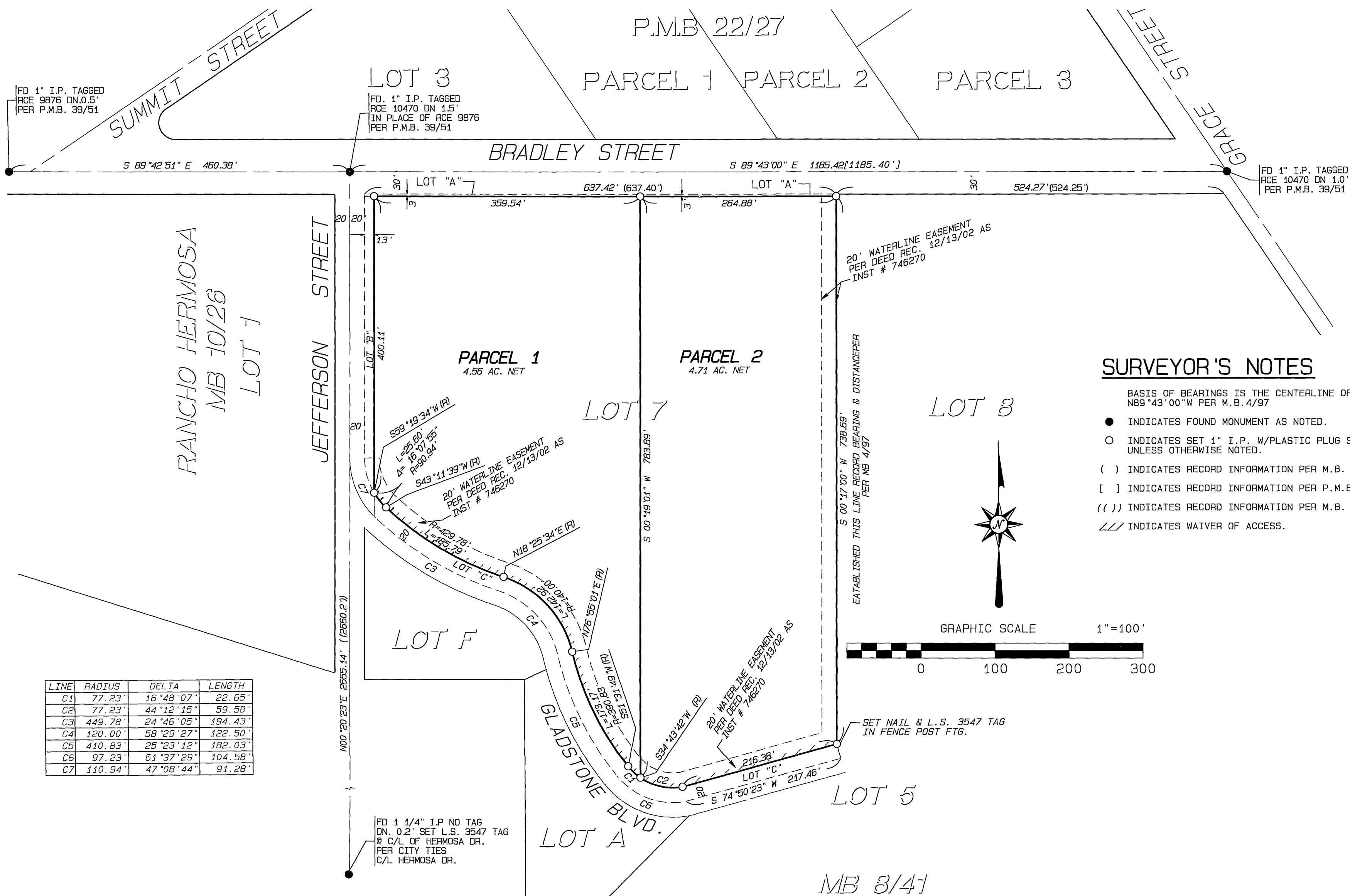
[Signature] Comm # 1336926  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
CAPACITY CLAIMED BY SIGNER  
 INDIVIDUAL (S)  PARTNER (S)  ATTORNEY-IN-FACT  TRUSTEE (S)  
 SUBSCRIBING WITNESS  GUARDIAN/CONSERVATOR  CORPORATE:  
OFFICER (S): \_\_\_\_\_  OTHER  
SIGNER IS REPRESENTING: \_\_\_\_\_ NAME OF PERSON (S) OR ENTITY (IES)

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP 31005**

BEING A DIVISION OF LOT 7 OF LINCOLN HEIGHTS RECORDED  
 IN BOOK 4, PAGE 97 OF MAPS, RECORDS OF RIVERSIDE COUNTY

DAWSON & ASSOCIATES  
 RIVERSIDE, CA.

LAND SURVEYORS  
 MAY 2003



**SURVEYOR'S NOTES**

- BASIS OF BEARINGS IS THE CENTERLINE OF BRADLEY STREET BEING  
 N89°43'00"W PER M.B. 4/97
- INDICATES FOUND MONUMENT AS NOTED.
  - INDICATES SET 1" I.P. W/PLASTIC PLUG STAMPED LS 3547 UNLESS OTHERWISE NOTED.
  - ( ) INDICATES RECORD INFORMATION PER M.B. 4/97.
  - [ ] INDICATES RECORD INFORMATION PER P.M.B. 39/51.
  - (( )) INDICATES RECORD INFORMATION PER M.B. 10/26
  - /// INDICATES WAIVER OF ACCESS.

LINE	RADIUS	DELTA	LENGTH
C1	77.23'	16°48'07"	22.65'
C2	77.23'	44°12'15"	59.58'
C3	449.78'	24°46'05"	194.43'
C4	120.00'	58°29'27"	122.50'
C5	410.83'	25°23'12"	182.03'
C6	97.23'	61°37'29"	104.58'
C7	110.94'	47°08'44"	91.28'