

# PARCEL MAP No. 30782

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

BEING A DIVISION OF PORTIONS OF LOTS 43 AND 46 OF THE ALAMO TRACT  
RECORDED IN BOOK 9, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE  
OF CALIFORNIA.

LINVILLE CIVIL ENGINEERS/LAND SURVEYORS, INC.  
UPLAND, CA. FEBRUARY, 2004

## Tax Collector's Statement

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$5,800

DATED: 4-27, 2004

PAUL MCDONNELL  
COUNTY TAX COLLECTOR

BY: Helen Leslie DEPUTY

## Tax Bond Statement

I HEREBY STATE THAT A BOND IN THE SUM OF \$5,800 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: 4-27, 2004

CASH TAX BOND  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR

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

BY: Helen Leslie

## 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 UPON SAID PROPERTY.

DATED: 2/24/04, 2004

PAUL S. SUNDEEN  
CITY TREASURER

BY: Paul Sundeen

## Signature Omissions

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

AN EASEMENT TO THE RIVERSIDE WATER COMPANY, A CORPORATION (RECORDS UNAVAILABLE)

RIGHT OF WAY GRANTED TO TRUJILLO WATER COMPANY, A CORPORATION, BY DEED REC. MARCH 12, 1913, BK.371, PG. 67 OF DEEDS., AND TO THE RIVERSIDE LAND AND IRRIGATION CO. AS RESERVED IN DEED RECORDED MARCH 25, 1915, IN BOOK 373, PG. 100 OF DEEDS.

AN EASEMENT TO ANTHONY ROBERT BLASKO, ET AL OR ROAD AND INCIDENTAL PURPOSES RECORDED OCTOBER 21, 1935, IN BOOK 255, PAGE 443 OFFICIAL RECORDS, RIVERSIDE COUNTY.

AN EASEMENT TO ARDELLE HAYES FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 17, 1957 IN BOOK 2194, PAGE 23 OFFICIAL RECORDS, RIVERSIDE COUNTY.

AT 8 A.M. IN BOOK 208 OF MAPS AT PAGES 88-89 AT THE REQUEST OF THE CITY CLERK

NO. 2004-0306873

FEE: \$900

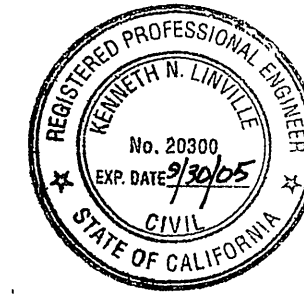
GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE: \_\_\_\_\_

## Engineer'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: RAY McFARLAND, ON JANUARY 1, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



[Signature] 2/17/04  
KENNETH N. LINVILLE  
R.C.E. 20300, EXPIRES 9-30-05

## City Engineer's Certificate

THIS MAP HAS BEEN EXAMINED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JANUARY 9, 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, LIC. EXP. 6/30/04  
CITY ENGINEER

BY: [Signature]

DATE: 2/27/04

## 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 30782, AND HEREBY ACCEPT PARCEL "A" (DALTON ROAD, BREWSTER WAY, CABOT ROAD & BURGESS WAY) AS SHOWN ON SAID MAP AS AN EASEMENT FOR THE INGRESS/EGRESS OF EMERGENCY VEHICLES, FOR PUBLIC UTILITY PURPOSES AND DOMESTIC SEWER AND WATER PURPOSES.

AND HEREBY ACCEPT THE 7' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN ON SAID MAP ALONG PARCELS: 1 THROUGH 4, 6 THROUGH 11 AND 13 THROUGH 18.

AND HEREBY ACCEPT PARCEL "B" (ALAMO AVENUE) FOR PUBLIC STREET AND UTILITY PURPOSES.

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 FORGOING, RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 23<sup>rd</sup> DAY OF March, 2004.

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

BY: [Signature]

## 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 ALL PARCELS AS SHOWN ON THIS MAP AND THAT ALL THE PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES, OF THE CITY OF RIVERSIDE.

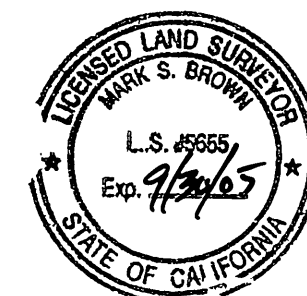
DATED: FEB 24, 2004

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

BY: [Signature]

## City Surveyor's Certificate

THIS MAP HAS BEEN EXAMINED BY ME THIS 26<sup>th</sup> DAY OF Feb, 2004 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. 9/30/05  
CITY SURVEYOR

BY: [Signature]

## Owner's Statement

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE PARCEL MAP SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE PARCEL "A" (DALTON ROAD, BREWSTER WAY, CABOT ROAD & BURGESS WAY) AS SHOWN ON SAID MAP AS AN EASEMENT FOR THE INGRESS/EGRESS OF EMERGENCY VEHICLES, FOR PUBLIC UTILITY PURPOSES AND DOMESTIC SEWER AND WATER PURPOSES. THE EASEMENT DEDICATED INCLUDES THE RIGHT TO ENTER SAID LAND TO SURVEY, CONSTRUCT, LAY, RELAY, MAINTAIN, OPERATE, CONTROL, USE AND REMOVE PIPELINE, FIXTURES, AND APPURTENANCES, AND TO REMOVE OBJECTS INTERFERING WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE THEREOF.

WE HEREBY RETAIN PARCEL "A" (DALTON ROAD, BREWSTER WAY, CABOT ROAD & BURGESS WAY) AS PRIVATE STREETS, ALL FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY DEDICATE THE 7' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN ON SAID MAP ALONG PARCELS: 1 THROUGH 4, 6 THROUGH 11 AND 13 THROUGH 18.

WE HEREBY DEDICATE PARCEL "B" (ALAMO AVENUE) FOR PUBLIC STREET AND UTILITY PURPOSES TO THE CITY OF RIVERSIDE.

WE ALSO RETAIN THE PRIVATE DRAINAGE EASEMENT AND THE PRIVATE SEWER EASEMENT ACCROSS PARCEL 11 FOR THE BENEFIT OF PARCEL 12, AS SHOWN ON SAID MAP.

ALAMO DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

[Signature]  
BY: \_\_\_\_\_

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 21, 2004, INSTRUMENT NO. 2004-0042234, O.R.

[Signature]  
BY: ALLENE ADAMS, MANAGER

## Notary Acknowledgment

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

ON THIS 19<sup>th</sup> DAY OF FEBRUARY, 2004, BEFORE ME, A. T. DE LEON, PERSONALLY APPEARED ALLENE ADAMS

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 SHE THEY EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

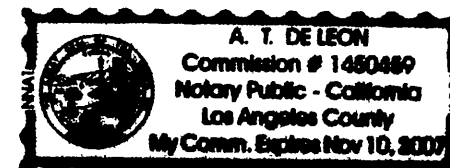
WITNESS MY HAND:

[Signature]  
SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS:  
IN SAN BERNARDINO COUNTY,  
LOS ANGELES

A. T. DE LEON  
(PRINTED NAME)

MY COMMISSION EXPIRES 11/10/2007



## Notary Acknowledgment

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS

ON THIS 25<sup>th</sup> DAY OF February, 2004, BEFORE ME, Stephanie J. Wiest, Notary Public, PERSONALLY APPEARED Ray K. McFarland

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 HE THEY EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

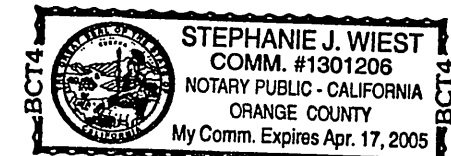
WITNESS MY HAND:

[Signature]  
SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS:  
IN SAN BERNARDINO COUNTY.

Stephanie J. Wiest  
(PRINTED NAME)

MY COMMISSION EXPIRES 4/17/05



## Soils Report

A SOILS REPORT, DATED APRIL 24, 2002 AS REQUIRED BY SECTION 66490 OF THE SUBDIVISION MAP ACT, HAS BEEN PREPARED BY STRATA-TECH, INC.

P.M.B. 208/88

P.M.B. 208/88

# PARCEL MAP No. 30782

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

BEING A DIVISION OF PORTIONS OF LOTS 43 AND 46 OF THE ALAMO TRACT  
RECORDED IN BOOK 9, PAGE 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE  
OF CALIFORNIA.

LINVILLE CIVIL ENGINEERS/LAND SURVEYORS, INC.  
UPLAND, CA. JULY 2004

FD. P.K. NAIL & TIN  
ON LINE,  
PER R.S. 108/14,  
REPLACED WITH BOAT SPIKE  
AND WASHER STAMPED  
R.C.E. 20300, FLUSH

FD. I.P., NO REF.,  
0.12' SO., 0.11' E.

FD. SPIKE & CITY ENGR.  
WASHER (FLUSH),  
PER TR. 30028,  
M.B. 321/89-93,  
ACCEPTED AS CENTERLINE

FD. SPK. TAGGED L.S.  
4343, PER R.S. 108/14  
ON CENTERLINE  
ALAMO STREET

ALAMO STREET

[[1520.19']]  
N60°58'20"W 1520.18'

FD. 1" I.P.,  
NO REF.,  
ON LINE.

FD. P.K. NAIL, NO REF.,  
ON LINE, ACCEPTED AS  
P.L. PROD.  
REPLACED WITH BOAT SPIKE  
AND WASHER STAMPED  
R.C.E. 20300, FLUSH

PARCEL 12  
13395 S.F.

PARCEL 13  
9188 S.F.

PARCEL 1  
11314 S.F.

FD. 1" I.P. TAGGED  
LS 3163  
PER P.M. 7594, P.M.B. 27/78-79.

### ENGINEER'S NOTES

BASIS OF BEARINGS: THE CENTERLINE OF CARTER AVENUE AS:  
N60°56'45"W PER TRACT 30028,  
M.B. 321/89-93

○ DENOTES SET 1" IRON PIPE WITH PLASTIC PLUG R.C.E. 20300, FLUSH  
▲ DENOTES SET 6" BOAT SPIKE TAGGED R.C.E. 20300, FLUSH.  
● DENOTES FOUND MONUMENT AS NOTED.

[[XX.XX']] DENOTES RECORD DISTANCE PER P.M.B. 151/77-78.

[[XX.XX']] DENOTES RECORD DISTANCE PER R.S. 108/14.

<XX.XX'> DENOTES RECORD DISTANCE PER ALAMO TRACT, M.B.9/5, RIV. CO.

((XX.XX')) DENOTES RECORD DISTANCE PER PARCEL MAP 7594, P.M.B. 27/78-79, RIV. CO.

(XX.XX') DENOTES RECORD DISTANCE PER TRACT 30028, M.B.321/89-93, RIV. CO.

SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "R.C.E. 20300" ON ALL REAR PARCEL CORNS.  
UNLESS OTHERWISE SHOWN, AND SET A LEAD AND NAIL, TAGGED "R.C.E. 20300" IN TOP  
OF CURB ON PARCEL LINE PROJECTIONS.

ALL DISTANCES SHOWN ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

THIS PARCEL MAP CONTAINS 4.86 ACRES, NET.

PORTION OF LOT 43

M.B. 321/89-93

PORTION OF LOT 43

M.B. 321/89-93

PORTION OF LOT 43

M.B. 321/89-93

PORTION OF LOT 43

M.B. 321/89-93

PORTION OF LOT 43

M.B. 321/89-93

PORTION OF LOT 43

M.B. 321/89-93

PORTION OF LOT 43

M.B. 321/89-93

PORTION OF LOT 43

M.B. 321/89-93

MAIN STREET  
N04°10'38"E 728.80'

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
C1	26.50	37°08'29"	17.18	8.90
C2	26.50	37°08'23"	17.18	8.90
C3	26.50	90°00'00"	41.63	26.50
C4	34.50	90°00'00"	54.19	34.50
C5	26.50	90°00'00"	41.63	26.50
C6	26.50	90°00'00"	41.63	26.50
C7	26.50	90°00'00"	41.63	26.50
C8	34.50	90°00'00"	54.19	34.50
C9	26.50	90°00'00"	41.63	26.50
C10	26.50	90°00'00"	41.63	26.50
C11	26.50	20°23'22"	9.43	4.77
C12	26.50	07°16'21"	3.36	1.68
C13	34.50	45°56'30"	27.66	14.62
C14	34.50	44°03'30"	26.53	13.96
C15	76.00	53°11'49"	70.56	38.06
C16	34.50	45°00'00"	27.10	14.29
C17	34.50	45°00'00"	27.10	14.29
C18	76.00	06°36'12"	8.76	4.38
C19	76.00	14°27'52"	19.19	9.64
C20	76.00	21°04'04"	27.95	14.13

FD. 2" I.P. TAGGED  
"L.S. 3018" (FLUSH)  
PER TR. 30028,  
M.B. 321/89-93.

SEE DETAIL "A" BELOW

FD. 1 1/2" I.P.  
TAGGED L.S. 3018  
ON LINE, NO REF.  
ACCEPTED AS SWLY. COR.

TRACT 30028  
M.B. 321 PGS. 89-93

CARTER AVENUE

N 60°56'45" W 1790.63' (1790.63')

FD. NAIL & TIN ON LINE,  
ACCEPTED AS BEING ON  
THE PROD. OF THE W'LY  
LINE OF P.M.B. 151/77-78

FD. SPIKE & CITY ENGR.  
WASHER (FLUSH), ACCEPTED  
AS CENTERLINE INTERSECTION.

REPLACED WITH BOAT SPIKE  
AND WASHER STAMPED  
R.C.E. 20300, FLUSH

PORTION OF LOT 43  
M.B. 9/5

EXISTING PUBLIC UTILITY  
EASEMENT DEDICATED TO:  
ARELLE EYNES PER GRANT DEED  
RECORDED DECEMBER 17, 1957  
IN BOOK 2194, PAGE 23, O.R. RIV. CO.

DETAIL "A" NO SCALE