

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**PARCEL MAP NO. 31372**

BEING A DIVISION OF LOT 12, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 2, PAGE 116,  
RECORDS OF SURVEY OF RIVERSIDE COUNTY CALIFORNIA.

LANDMARK SURVEYS

OCTOBER 2003

City

210  
18

**OWNERS STATEMENT**

I HEREBY STATE THAT WE ARE THE OWNER'S 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.

*Emily Woodland*  
DAVID WOODLAND  
EMILY M. WOODLAND

~~BENEFICIARY:  
CALIFORNIA RESIDENTIAL LENDING INC, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 29, 2004 AS INSTRUMENT NO. 0408803.~~

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss  
ON 12-01 BEFORE ME Jonathan Wesley Lockwood  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED David Woodland  
AND Emily M. Woodland, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Oct. 13, 2007  
JONATHAN WESLEY LOCKWOOD  
Commission # 1445247  
Notary Public - California  
Riverside County  
My Comm. Expires Oct 13, 2007

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss  
ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_  
AND \_\_\_\_\_, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES \_\_\_\_\_

**SIGNATURE OMISSIONS**

1. THE RIVERSIDE TRUST CO. OWNERS OF AN EASEMENT FOR WATER PIPE LINES, AND INCIDENTAL PURPOSES PER DEED RECORDED JULY 22, 1910, IN BOOK 305, PAGE 263 RECORDS OF RIVERSIDE COUNTY.
2. JAMES MILLS AND HATTIE J. MILLS, HIS WIFE OWNERS OF AN EASEMENT FOR WATER PIPE LINES, AND INCIDENTAL PURPOSES PER DEED RECORDED OCTOBER 11, 1913, IN BOOK 381, PAGE 227 RECORDS OF RIVERSIDE COUNTY.
3. GEORGE W. TACKABURY AND ELIZABETH TACKABURY, HIS WIFE OWNERS OF AN EASEMENT FOR WATER PIPE LINES, AND INCIDENTAL PURPOSES PER DEED RECORDED OCTOBER 11, 1913, IN BOOK 385, PAGE 90 RECORDS OF RIVERSIDE COUNTY.
4. ROBERT G. LAMBERSON AND HELEN D. LAMBERSON, HUSBAND AND WIFE AS JOINT TENANTS OWNERS OF AN EASEMENT FOR WATER PIPE LINES, AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 30971 RECORDED APRIL 13, 1959 RECORDS OF RIVERSIDE COUNTY.

**UTILITIES EASEMENT STATEMENT**

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. THE CITY OF RIVERSIDE OWNERS OF AN EASEMENT FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2003-668240 RECORDED AUGUST 29, 2003.

DATE: 8/11/04  
THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR  
BY: Dieter P. Witzfeld  
MM Jo

**CITY ENGINEER'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED BY ME THIS 11<sup>th</sup> DAY OF August 2004 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 21, 2004 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. 06/30/06  
CITY ENGINEER  
BY: Tom Boyd  
DATE: 8/11/04

**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 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: 6/8/04  
PAUL C. SUNDEEN  
CITY TREASURER  
BY: Brent A. Man

**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 MAP; AND THAT ALL 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.

DATE: 8/11/04  
BY: Dieter P. Witzfeld  
for THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR  
MM Jo

**TAX BOND STATEMENT**

I HEREBY STATE THAT A BOND IN THE SUM OF \$3,900 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 Sept 13, 2004  
NANCY ROMERO  
CLERK TO THE BOARD OF SUPERVISORS  
CASH TAX BOND  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY  
BY: Bernice Arnold DEPUTY

**TAX COLLECTORS 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. PAYABLE WHICH ARE ESTIMATED TO BE 3,900

DATED Sept 13, 2004  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR  
BY: Bernice Arnold DEPUTY

**RECORDER'S STATEMENT**

FILED THIS 13 DAY OF October, 2004 AT 8AM  
IN BOOK 210 OF PARCEL MAPS, AT PAGES 18-19, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2004-0808181  
FEE \$ 9.00

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER

BY: J. McManis DEPUTY

SUBDIVISION GUARANTEE: ORANGE COAST TITLE COMPANY FIDELITY NATIONAL TITLE COMPANY

**SOILS REPORT STATEMENT**

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THE SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF COURTNEY V. ANDERSON ON OCTOBER 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT 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 DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



DATE: 6/2/04 2004  
BY: Daniel C. Gomez  
DANIEL C. GOMEZ L.S. 5558  
EXPIRES 9/30/05

**CITY SURVEYOR'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED BY ME THIS 11<sup>th</sup> DAY OF Aug 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.

DATE: 8/10/04  
MARK S. BROWN  
L.S. 5655 LIC. EXP. 09/30/05  
CITY SURVEYOR  
BY: Mark Brown



P.M.B. 210/18

