

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

# PARCEL MAP 34385

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 44, AS SHOWN ON A MAP OF LA GRANADA, ON FILE IN BOOK 12 OF MAPS PAGES 42 THROUGH 51, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN

ANDREW T. GRENIER OCTOBER 2005 RIVERSIDE, CA

### RECORDER'S STATEMENT

FILED THIS 7 DAY OF AUGUST, 2007, AT 8:00 A.M. IN BOOK 222 OF PARCEL MAPS, AT PAGES 48-49, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

NO 2007-0507586

FEE \$9.00

LARRY W. WARD, COUNTY ASSESSOR, CLERK AND RECORDER BY mbuig DEPUTY

SUBDIVISION GUARANTEE CHICAGO TITLE COMPANY

### SURVEYOR'S STATEMENT

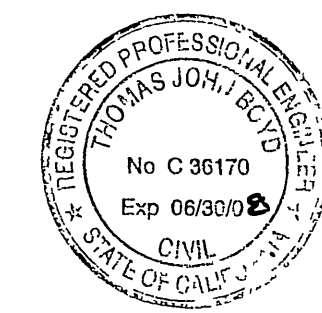
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CESAR AND ESMIREYDA ANDAYA IN OCTOBER 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE 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.



DATED JANUARY 19, 2007 Andrew T. Grenier ANDREW T. GRENIER L.S. 7891 LICENSE EXPIRES 12/31/07

### CITY ENGINEER'S CERTIFICATE

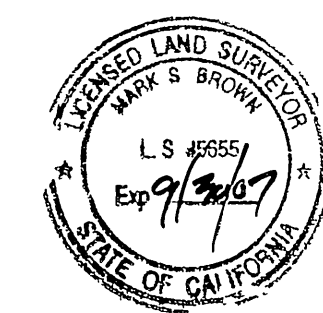
THIS MAP HAS BEEN EXAMINED BY ME THIS 27th DAY OF June, 2007 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MARCH 23, 2006 AND ANY APPROVED ALTERATIONS THEREOF AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 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. BR... RCE 36170 LIC EXP 6/30/08 CITY ENGINEER BY Tom Br...

### CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 26th DAY OF June, 2007 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 REPLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.



MARK S. BROWN L.S. 5655 LIC EXP 9/30/07 CITY SURVEYOR BY Mark S. Brown

### 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 34385.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CALIFORNIA AVENUE FROM PARCELS 1 AND 2 IS HEREBY ACCEPTED.

THE 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 26th DAY OF June, 2007.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA BY Colleen J. Nicol

### 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 AS SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CALIFORNIA AVENUE FROM PARCELS 1 AND 2.

Cesar Andaya Esmireyda Andaya  
CESAR ANDAYA ESMIREYDA ANDAYA

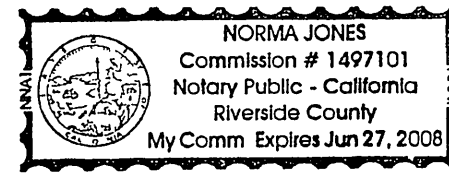
### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA, SS COUNTY OF RIVERSIDE, SS

ON THIS 8th DAY OF February, 2007, BEFORE ME, Norma Jones A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Cesar Andaya + Esmireyda Andaya 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/HEY 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.

MY COMMISSION EXPIRES June 27, 2008  
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

WITNESS MY HAND Norma Jones  
NOTARY PUBLIC IN AND FOR SAID STATE  
Norma Jones  
PRINT NAME



### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA, SS COUNTY OF RIVERSIDE, SS

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2007, BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ 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/HEY 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.

MY COMMISSION EXPIRES \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

WITNESS MY HAND \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE  
\_\_\_\_\_  
PRINT NAME

### 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.

THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO AN EASEMENT IN FAVOR OF TWIN BUTTES WATER COMPANY FOR PIPELINES, RECORDED 8/11/1919 IN BOOK 508, PAGE 101 OF DEEDS (CANNOT BE LOCATED FROM RECORD).

THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO AN EASEMENT IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY FOR PIPELINES, RECORDED 3/18/1926 IN BOOK 663, PAGE 591 OF DEEDS. (CANNOT BE LOCATED FROM RECORD).

DATED June 19, 2007 DAVID H. WRIGHT PUBLIC UTILITIES GENERAL MANAGER BY David H. Wright

### TAX COLLECTOR'S CERTIFICATE

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, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 1,400-

DATED 8-1-07 PAUL McDONNELL COUNTY TAX COLLECTOR

BY Carmen Mepeda DEPUTY

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1,400- HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 \_\_\_\_\_ CASH TAX BOND DATED 8-1-07

NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS PAUL McDONNELL COUNTY TAX COLLECTOR

BY \_\_\_\_\_ DEPUTY BY Carmen Mepeda DEPUTY

### 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 EXCEPT FOR THOSE NOTED BELOW.

None

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

DATED 6/24/07 PAUL C. SUNDEEN CHIEF FINANCIAL OFFICER/TREASURER

BY Paul C. Sundeen

### 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 ELECTRIC AND WATER FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS SHOWN ON THIS MAP, AND THAT ALL 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 June 19, 2007 DAVID H. WRIGHT PUBLIC UTILITIES GENERAL MANAGER

BY David H. Wright

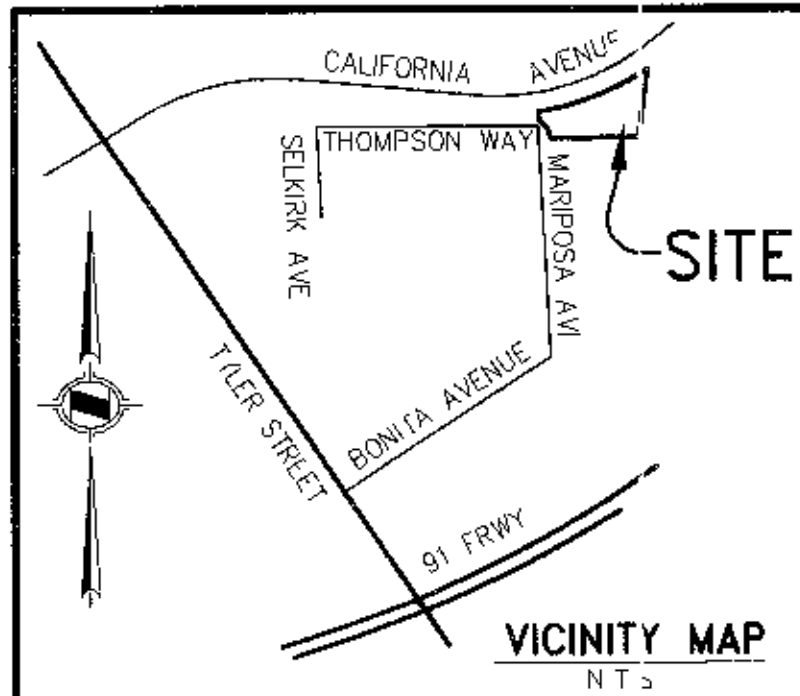
### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOMAX ENGINEERING ON NOVEMBER 2, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE STATE OF CALIFORNIA  
**PARCEL MAP 34385**

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 44 AS SHOWN ON A MAP OF LA GRANADA ON FILE IN BOOK 12 OF MAPS PAGES 42 THROUGH 51 INCLUSIVE RECORDS OF RIVERSIDE COUNTY CALIFORNIA LOCATED IN SECTION 12 TOWNSHIP 3 SOUTH RANGE 6 WEST SAN BERNARDINO BASE AND MERIDIAN

**ANDREW T GRENIER**  
 RIVERSIDE, CA **OCTOBER 2005**



**EASEMENT NOTES**

A PERPETUAL EASEMENT FOR THE CONSTRUCTION MAINTENANCE AND OPERATION OF DRAINAGE PIPES PIPES OR CONDUITS POLES WIRES DITCHES CANALS AND OTHER MEANS OF CONVEYING GAS ELECTRICITY POWER WATER TELEPHONE TELEGRAPH AND DRAINAGE SERVICE RECORDED JANUARY 24 1958 IN BOOK 2211 PAGE 575 O.R. (CANNOT BE LOCATED FROM RECORD)

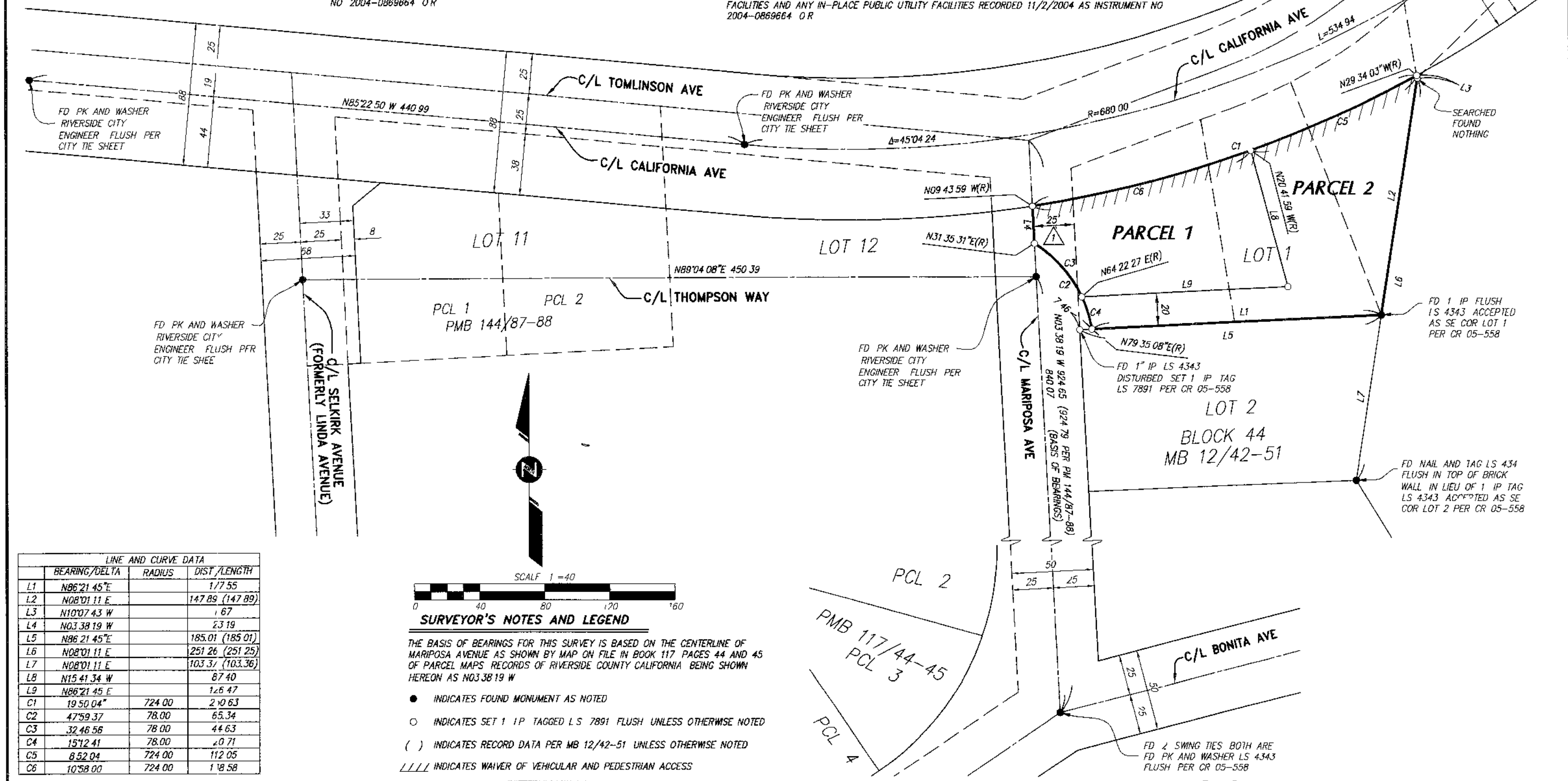
AN EASEMENT FOR PIPELINES CONDUITS CABLES WIRES POLES EQUIPMENT AND FIXTURES FOR THE OPERATION OF SANITARY SEWERS GAS LINE FACILITIES AND ANY IN-PLACE PUBLIC UTILITY FACILITIES RECORDED 11/2/2004 AS INSTRUMENT NO 2004-0869664 O.R.

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 664.36 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO FEE

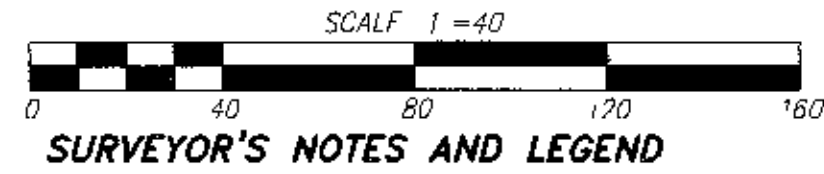
RUTH CHAPPELL, AS HOLDER OF A PERPETUAL EASEMENT FOR THE CONSTRUCTION MAINTENANCE AND OPERATION OF DRAINAGE PIPES PIPES OR CONDUITS POLES WIRES DITCHES CANALS AND OTHER MEANS OF CONVEYING GAS ELECTRICITY POWER WATER TELEPHONE TELEGRAPH AND DRAINAGE SERVICE RECORDED JANUARY 24 1958 IN BOOK 2211 PAGE 575 O.R. (CANNOT BE LOCATED FROM RECORD)

THE CITY OF RIVERSIDE A MUNICIPAL CORPORATION AS HOLDER OF AN EASEMENT FOR PIPELINES CONDUITS, CABLES WIRES POLES, EQUIPMENT AND FIXTURES FOR THE OPERATION OF SANITARY SEWERS, GAS LINE FACILITIES AND ANY IN-PLACE PUBLIC UTILITY FACILITIES RECORDED 11/2/2004 AS INSTRUMENT NO 2004-0869664 O.R.



LINE AND CURVE DATA

LINE	BEARING/DELTA	RADIUS	DIST./LENGTH
L1	N86°21'45"E		177.55
L2	N08°01'11"E		147.89 (147.89)
L3	N10°07'43"W		1.67
L4	N03°38'19"W		23.19
L5	N86°21'45"E	185.01	(185.01)
L6	N08°01'11"E		251.26 (251.25)
L7	N08°01'11"E		103.37 (103.36)
L8	N15°41'34"W		87.40
L9	N86°21'45"E		126.47
C1	19.50 04"	724.00	210.63
C2	47°59'37"	78.00	65.34
C3	32°46'56"	78.00	44.63
C4	15°12'41"	78.00	20.71
C5	8°52'04"	724.00	112.05
C6	10°58'00"	724.00	118.58



**SURVEYOR'S NOTES AND LEGEND**

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CENTERLINE OF MARIPOSA AVENUE AS SHOWN BY MAP ON FILE IN BOOK 117 PAGES 44 AND 45 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY CALIFORNIA BEING SHOWN HEREON AS N033819 W

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1 IP TAGGED LS 7891 FLUSH UNLESS OTHERWISE NOTED
- ( ) INDICATES RECORD DATA PER MB 12/42-51 UNLESS OTHERWISE NOTED
- //// INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS