

City 223 33

PARCEL MAP No. 34194

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 1, AS SHOWN ON MAP FILED IN BOOK 2, PAGE 83, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. LOCATED IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

AUGUST, 2006 DAVID R. CHAPIN L.S. 6761

ORANGE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 8th DAY OF November 2007 AT 8:00 A.M. IN BOOK 223 OF PARCEL MAPS AT PAGE 33-34 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

FEE: \$ 9.00
NO. 2007-0687097
LARRY W. WARD, COUNTY ASSESSOR - CLERK - RECORDER

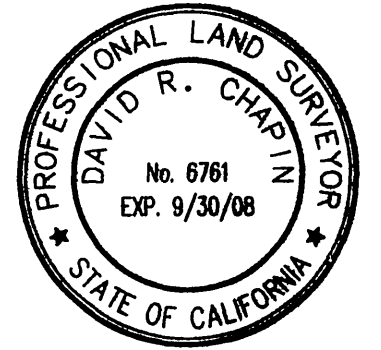
BY: Jarvis R. Smith DEPUTY

SUBDIVISION GUARANTEED BY:
FIRST AMERICAN 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 WD PARTNERS ON AUGUST 7, 2006. 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.

David R. Chapin
DAVID R. CHAPIN
P.L.S. NO. 6761
EXPIRATION DATE 9-30-2008



CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 2nd DAY OF Oct, 2007 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JANUARY 5, 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.

DATE: 10/2/07
THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/08
CITY ENGINEER
BY: Thomas J. Boyd



CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 2nd DAY OF Oct, 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 PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: _____
MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/09
CITY SURVEYOR
BY: Mark S. Brown



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.

DATE: 9/28/07
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER
BY: Paul C. Sundeen

CITY CLERK CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 34194.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

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 9th DAY OF October, 2007.

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

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: September 24, 2007
DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
BY: David H. Wright

OWNERSHIP 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, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

CAMDEN HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Ari Miller
PRINT: Ari Miller
TITLE: Manager
BY: _____
PRINT: _____
TITLE: _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
(Los Angeles) SS
COUNTY OF ORANGE

ON THIS 3-17-2007 BEFORE ME, Eric Brown A NOTARY PUBLIC, PERSONALLY APPEARED Ari Miller

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/WE EXECUTED THE SAME IN HIS/HER/ITS/OUR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/OUR 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:

SIGNATURE: Eric Brown
NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
NAME PRINTED: Eric Brown
Notary Public
MY COMMISSION EXPIRES 9-24-2010

TAX COLLECTOR'S 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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____

DATED November 5, 2007
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: Carmen Medina
DEPUTY

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ _____ 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 THE 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.

DATE: _____
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY: _____

CAST TAX BOND
DATE: _____
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: _____

SOILS REPORT:

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.

223
34
City

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AUGUST, 2006 DAVID R. CHAPIN L.S. 6761

ORANGE, CALIFORNIA

SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE MONUMENT CENTERLINE OF IOWA AVENUE BEING NORTH 00°12'00" EAST PER PARCEL MAP FILED IN BOOK 2 PAGE 83 OF RECORDS OF RIVERSIDE COUNTY.

- INDICATES FOUND MONUMENTS AS NOTED
 - INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 6761, FLUSH.
 - INDICATES SET LEAD AND NAIL TAGGED L.S. 676, FLUSH
- SET NAIL AND L.S. 6761 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- (XX.XX) INDICATES RECORD DATA PER TRACT NO. 21907 BOOK 171 PAGES 19-21
- [XX.XX] INDICATES RECORD DATA PER P.M.B. 2 / 83.

THIS TRACT CONTAINS 1.06 ACRE

GRAPHIC SCALE

