

227/17

City

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 35104

BEING A DIVISION OF LOT 12 OF THE RESUBDIVISION OF BLOCK 32 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 1, OF MAPS AT PAGE 37, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 16, T.3S., R.5W., S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

OCTOBER 2006

RECORDER'S STATEMENT

FILED THIS 27th DAY OF December, 2008
AT 8 A.M. IN BOOK 227 OF PARCEL MAPS,
AT PAGES 77-79, AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF RIVERSIDE
NO. 2008-0671285
FEE \$14.00

LARRY W. WARD, ASSESSOR, COUNTY CLERK AND
RECORDER
BY: Clavin Webb, DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 35104.

THE EASEMENTS DESIGNATED AS "10' P.U.E." ARE HEREBY ACCEPTED AS EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO IRRIGATION FACILITIES.

THE EASEMENTS DESIGNATED AS "10.00' PUBLIC UTILITY EASEMENT" AND 20.00' PUBLIC UTILITY EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 18th DAY OF November, 2007.

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

By: Sherry Martin-Ellis

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

CASH TAX BOND
DATE: _____ PAUL McDONNELL
COUNTY TAX COLLECTOR

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 UTILITY DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE: July 22, 2008 BY: David H. Wright
DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

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: 8/4/08 PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/ TREASURER

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 \$ _____.

DATE: Dec. 22, 2008 PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: Don Kent
DEPUTY

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.
AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.

DATE: July 22, 2008

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: David H. Wright
mm

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 6th DAY OF August, 2008 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
MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/09
CITY SURVEYOR



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 6th DAY OF August, 2008 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 17, 2007 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
THOMAS J. BOYD
CITY ENGINEER
R.C.E. 36170, EXP. 6-30-2010



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 BILL ALDEN ON JULY 18, 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.

DATE: 11-14-07

Edy P. Adkison
EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9/30/08



OWNERS 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 BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES, THE EASEMENTS DESIGNATED AS "10' P.U.E.", INCLUDING BUT NOT LIMITED TO IRRIGATION FACILITIES

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENTS DESIGNATED AS "10.00' PUBLIC UTILITY EASEMENT" AND "20.00' PUBLIC UTILITY EASEMENT".

LIMO'S BY TIFFANY, INC., A CALIFORNIA CORPORATION

Carter Read
BY: CARTER READ, PRESIDENT



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } S.S.
ON 12-7-07 BEFORE ME, Melody Ukas A NOTARY PUBLIC, PERSONALLY APPEARED
Carter Read

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
M. Ukas SIGNATURE
Melody Ukas PRINT NAME
1640886 MY COMMISSION
Feb. 9, 2010 EXPIRATION
Riverside MY PRINCIPAL PLACE OF BUSINESS (COUNTY)

TRUSTEE

FIRST HERITAGE BANK, N.A. AS TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 31, 2006 AS INSTRUMENT NO. 06-801126 AND RECORDED APRIL 20, 2007 AS INSTRUMENT NO. 07-266700, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Richard Aust
BY: Senior Vice President
TITLE: _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.
ON _____ BEFORE ME, _____ A NOTARY PUBLIC, 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/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

SIGNATURE PRINT NAME

MY COMMISSION EXPIRATION MY PRINCIPAL PLACE OF BUSINESS (COUNTY)

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS 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.

P.M.B. 227 / 77

P.M.B. 227 / 77

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 35104

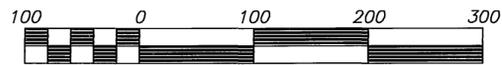
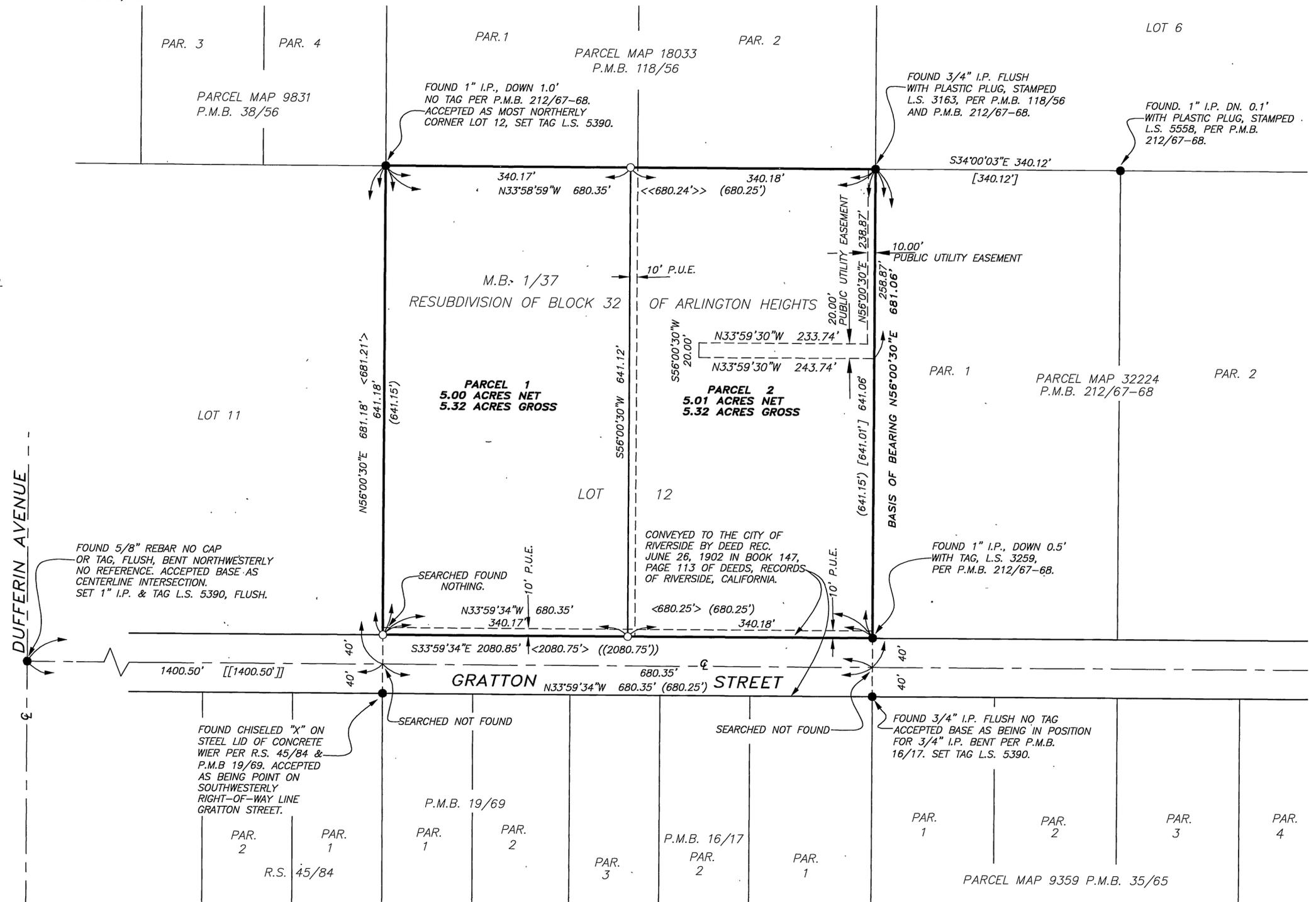
BEING A DIVISION OF LOT 12 OF THE RESUBDIVISION OF BLOCK 32 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 1, OF MAPS AT PAGE 37, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 16, T.3S., R.5W., S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

OCTOBER 2006

SURVEYOR'S NOTES:

1. ● INDICATES FOUND MONUMENT AS SHOWN.
2. ○ INDICATES SET 1" I.P. AND TAG, STAMPED L.S. 5390, FLUSH.
3. () INDICATES RECORD DATA PER M.B. 1/37.
4. (()) INDICATES RECORD DATA PER P.M. 9359 P.M.B. 35/65.
5. < > INDICATES RECORD DATA PER P.M. 9831 P.M.B. 38/56.
6. << >> INDICATES RECORD DATA PER P.M. 18033 P.M.B. 118/56.
7. [] INDICATES RECORD DATA PER P.M. 32224 P.M.B. 212/67-68.
8. [[]] INDICATES RECORD DATA PER R.S. 45/84.
9. GROSS ACRES 10.64, 10.01 ACRES NET.
10. BASIS OF BEARINGS IS THE NORTHWESTERLY LINE OF PARCEL 1 AS BEING NORTH 56°00'30" EAST, AS SHOWN ON PARCEL MAP 32224, BY MAP ON FILE IN BOOK 212 OF PARCEL MAPS AT PAGES 67 THROUGH 68, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



SCALE: 1" = 100'

P.M.B. 227 / 78

P.M.B. 227 / 78

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

PARCEL MAP NO. 35104

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adkan
ENGINEERS
RIVERSIDE, CA

OCTOBER 2006

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } S.S.
ON 7/10/08 BEFORE ME, MELODY UKES, Notary Public, PERSONALLY APPEARED
RICHARD AUSTIN

—, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE M. UKES



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.
ON _____ BEFORE ME, _____, PERSONALLY APPEARED

—, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____