

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 PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT A.

Rodrigo Torres
RODRIGO TORRES
Cordelia Torres
CORDELIA TORRES

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON Feb 22, 09 BEFORE ME Ruth E. Flores ^{REF} NOTARY public

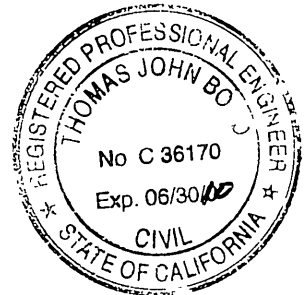
PERSONALLY APPEARED Rodrigo + Cordelia Torres
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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 NOTARY SIGNATURE Ruth E. Flores
Riverside COUNTY
MY PRINCIPAL PLACE OF BUSINESS
PRINT NAME Ruth E. Flores
10/29/11
MY COMMISSION EXPIRES

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 2nd DAY OF October, 2008 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 17, 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. 06/30/10
CITY ENGINEER

BY: [Signature]

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
PARCEL MAP NO. 31085

BEING A SUBDIVISION OF A PORTION OF LOT 2, BLOCK 14 OF LA GRANADA TRACT AS SHOWN IN MAP BOOK 12 PAGES 42-51 OF MAPS ON RECORD IN THE COUNTY OF RIVERSIDE, CALIFORNIA, LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST S.B.M
LANDMARK SURVEYS RIVERSIDE CA NOVEMBER 2006

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: 9/23/09

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER

BY: Brent A. Man

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 100.00 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 _____
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND DATED May 19, 2009
PAUL MCDONNELL Don KENT
COUNTY TAX COLLECTOR

BY: [Signature]

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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 100.00.

DATE: May 19, 2009

PAUL MCDONNELL Don KENT
COUNTY TAX COLLECTOR

BY: [Signature]

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. IN FAVOR OF THE CITY OF RIVERSIDE IN INSTRUMENT RECORDED AUGUST 13, 2003 AS INSTRUMENT NO. 03-617472 OF OFFICIAL RECORDS.
2. AN EASEMENT IN FAVOR OF TWIN BUTTES WATER COMPANY AS RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY AS RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. AN EASEMENT IN FAVOR OF ARLINGTON MUTUAL WATER COMPANY AS RECORDED FEBRUARY 13, 1925 IN BOOK 629 PAGE 218, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATE: 9/10/09

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

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 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: 9/10/09

BY: [Signature]
DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER
ST MM

RECORDER'S STATEMENT

CITY SHEET 1 OF 2 SHEETS

FILED THIS 21st DAY OF May, 2009 AT 9 A.M.
IN BOOK 228 OF PARCEL MAPS, AT PAGES 68-69, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
NO. 2009-0263982
FEE \$12.00

LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER

BY: [Signature]

SUBDIVISION GUARANTEE: STEWART TITLE COMPANY.

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 NO. 31085.
LOT A IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC 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 MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 27th DAY OF October 2008.

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

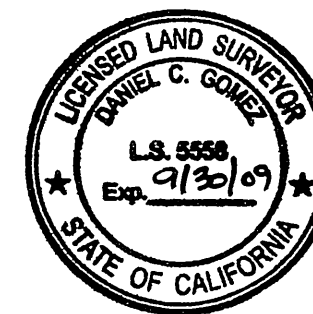
BY: [Signature]

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 SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RODRIGO AND CORDELIA TORRES ON NOVEMBER 2006 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, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

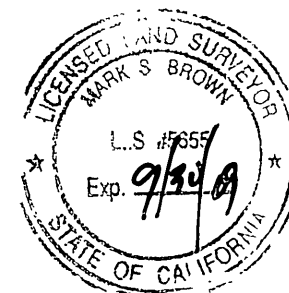


DATED: Feb 19 2008

Daniel C. Gomez
DANIEL C. GOMEZ L.S. 5558
EXPIRES 9/30/09

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 30th DAY OF September, 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
L.S. 5655 LIC. EXP. 09/30/09
CITY SURVEYOR

BY: [Signature]

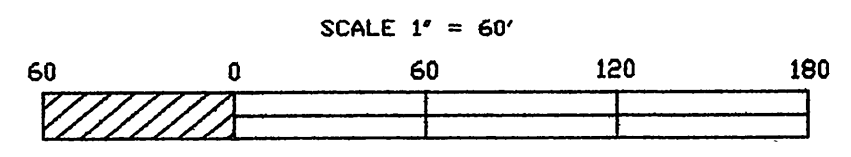
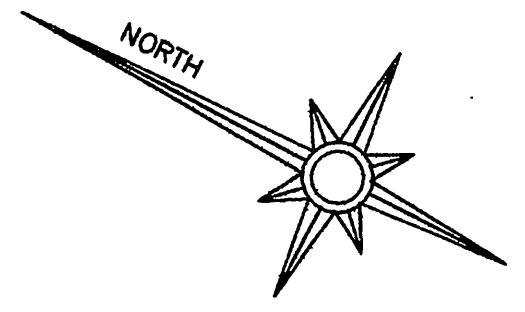
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P.M.B. 228 / 68

228 / 68

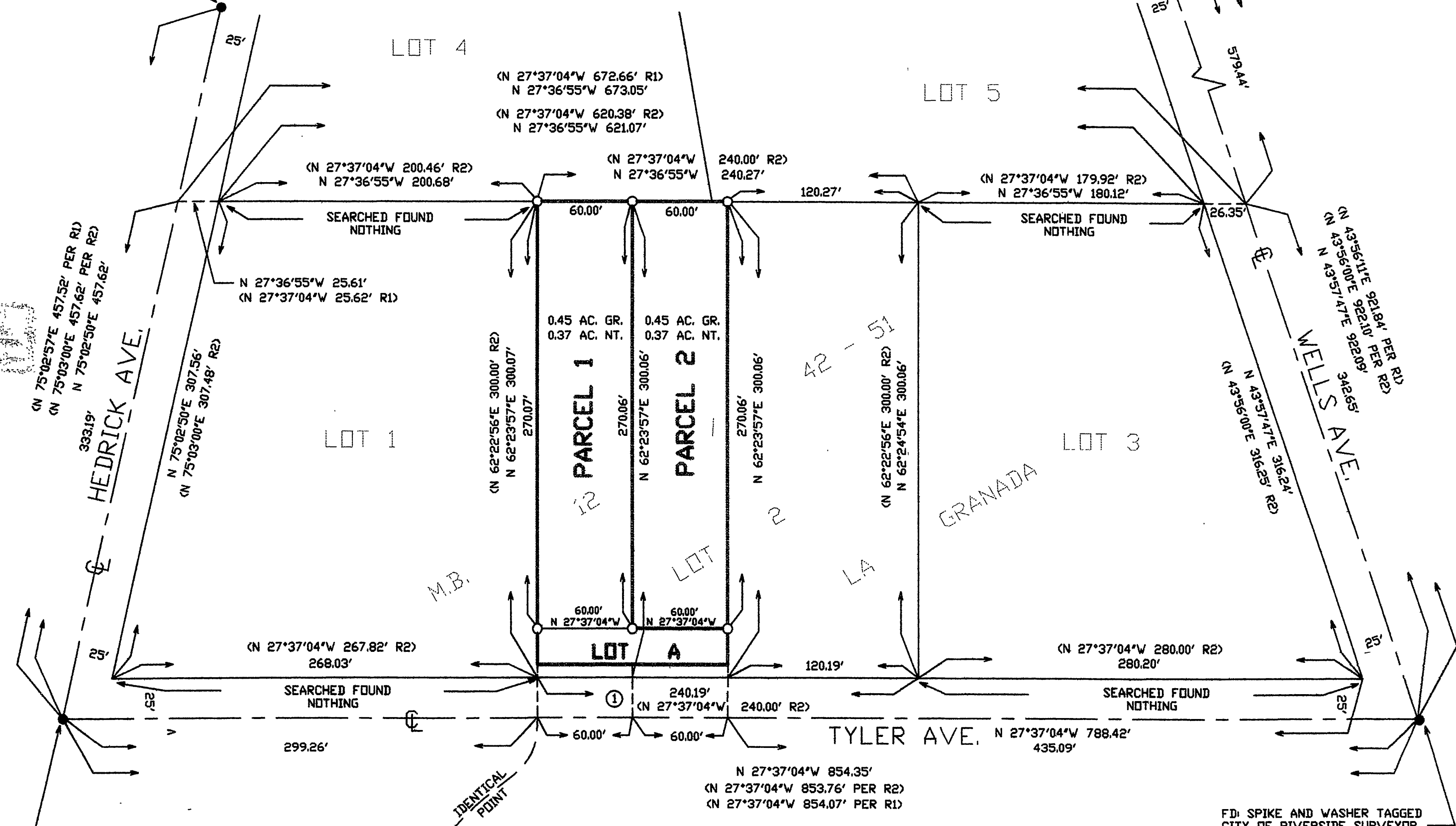
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. PARCEL MAP NO. 31085

BEING A SUBDIVISION OF A PORTION OF LOT 2, BLOCK 14 OF LA GRANADA TRACT AS SHOWN IN MAP BOOK 12
PAGES 42-52 OF MAPS ON RECORD IN THE COUNTY OF RIVERSIDE, CALIFORNIA.
LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST S.B.M.
LANDMARK SURVEYS NOVEMBER 2003



FD: 2" I.P. W/NAIL, NO TAG
DOWN 0.6' @ B.C. PER R1.

FD: 60 D NAIL, NO TAG DN. 0.4' ACCEPTED
AS CL. INTERSECTION OF WELLS AVE.
AND TOMLINSON AVE. PER R1



SURVEYOR'S NOTES:

BASIS OF BEARING:
THE CENTERLINE OF TYLER STREET BEING N 27°37'04"W PER R1 AND R2.

() INDICATES RECORD DATA.

R1 = PARCEL MAP 20545 RECORDED IN BOOK 143 PAGES 4-5 OF MAPS ON RECORD
IN THE COUNTY OF RIVERSIDE, CALIFORNIA.
R2 = LA GRANADA TRACT RECORDED IN MAP BOOK 45 PAGES 42-51 OF MAPS ON RECORD
IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

● = FOUND MONUMENTS AS NOTED.
○ = SET 1" I.P. WITH PLASTIC PLUG TAGGED D. C. GOMEZ L.S. 5558 FLUSH
UNLESS OTHERWISE NOTED.

THIS MAP CONTAINS 0.82 GROSS ACRES.

EASEMENT NOTES:

- ① = UTILITY EASEMENT PER DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629, PAGE 218,
OF DEEDS AND PER DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591, OF DEEDS.
- ② = EASEMENT PER PUBLIC STREET PURPOSES PER INST. NO. 189577 RECORDED APRIL 12, 2002.
- ③ = EASEMENT FOR ELECTRIC UTILITY PURPOSES PER INST. NO. 617472 RECORDED AUGUST 13, 2003.

POTENTIAL LIQUIFACTION:

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUIFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT, A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF A BUILDING PERMIT.

FOUND PUNCH MARKS ON S.M.H. RIM
TIED OUT FOR CL. INT. PER R1.

FD: SPIKE AND WASHER TAGGED
CITY OF RIVERSIDE SURVEYOR
FL. IN LIEU OF 3" BRASS DISK
PER R1

