

PARCEL MAP 31482

BEING A SUBDIVISION OF A PORTION OF LOT 10 IN BLOCK 12 OF CHADBOURNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 11 THROUGH 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTIONS 2 AND 11, T 3S, R 6W, RANCHO LA SIERRA, FILED IN MAP BOOK 6, PAGE 70, RECORDS OF SAID COUNTY.

L.D.D.C., ONTARIO CA

DENNIS C. FARNSWORTH
R.C.E. 31653

SEPTEMBER 2003

RECORDER'S CERTIFICATE
FILED THIS 21st DAY OF DECEMBER, 2014 AT 2:20 P.M. IN BOOK 132 OF PARCEL MAPS AT PAGES 22-23, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. NO. 2014-0467417 FEE: \$ 12.00

LARRY W. WARD, ASSESSOR-COUNTY CLERK-RECORDER
BY: Maureen J. Albani DEPUTY

SUBDIVISION GUARANTEED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY

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, AND 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 PARCEL 1 FROM GRAMERCY PLACE.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNEES FOR MUTUAL ACCESS AND PRIVATE UTILITIES OVER PARCEL 3 FOR THE BENEFIT OF PARCEL 1, THE EASEMENT DESIGNATED AS "20.00 FOOT WIDE MUTUAL ACCESS EASEMENT."

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 "BLANKET P.U.E."

DAVID J. GONZALES AND REBECCA J. GONZALES, AS TRUSTEES OF THE DAVID AND REBECCA GONZALES LIVING TRUST 2002, DATED APRIL 24, 2002.

David J. Gonzales
DAVID J. GONZALES

Rebecca J. Gonzales
REBECCA J. GONZALES

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Riverside

ON July 24, 2014, BEFORE ME, Marcia L. Hicks Notary Public, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID J. GONZALES AND REBECCA J. GONZALES, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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.

Marcia L. Hicks Marcia L. Hicks
NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

MY COMMISSION EXPIRES Sept 11, 2019 Commission No. 195185

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THE UNDERLYING MAP OF THIS SUBDIVISION BY EARTH TECHNICS ON JANUARY 23, 2006, PROJECT NO. 26115-01, AND SUPPLEMENTED BY A REPORT PREPARED BY SOUTH SHORE TESTING & ENVIRONMENTAL, DATED SEPTEMBER 23, 2013, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA SECTION 17953.

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 OF PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

DATED: November 6, 2014 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.

RIGHT OF WAY AND WATER RIGHTS AS GRANTED TO LA SIERRA HEIGHTS WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AS SET OUT IN DEED RECORDED, MAY 17, 1911 IN IN BOOK 327, PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (NOT PLOTTABLE PER RECORD BLANKET IN NATURE)

RIGHT OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AS SET OUT IN DEED RECORDED, AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (NOT PLOTTABLE PER RECORD BLANKET IN NATURE)

A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER IN, OVER AND ACROSS THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH CERTAIN WATER AND WATER RIGHTS, AS SET OUT IN DEED RECORDED, MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (NOT PLOTTABLE PER RECORD BLANKET IN NATURE)

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

DATED: November 6, 2014 BY: [Signature]

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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: 12-4, 2014

DON KENT, COUNTY TAX COLLECTOR

BY: Itali in Roby, DEPUTY

ENGINEER'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 DAVID J. GONZALES IN JUNE, 2002. 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. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: July 22, 2014

Dennis C. Farnsworth
DENNIS C. FARNSWORTH, RCE 31653
LIC. EXP. 12/31/14



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP NO. 31482 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JUNE 19, 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 OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 11/13/2014

Thomas J. Boyd
THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/16
CITY ENGINEER



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT 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: 11/21/14

Curtis C. Stephens
CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/15
CITY SURVEYOR



CITY CLERK'S STATEMENT

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 31482.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PARCEL 1, FROM GRAMERCY PLACE IS HEREBY ACCEPTED.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR 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 2nd DAY OF December, 2014

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

BY: Sherry Minton

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, OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

DATED: 11/12/2014

BRENT A. MASON,
FINANCE DIRECTOR/TREASURER

BY: Scott Call

TAX BOND CERTIFICATE

I HEREBY CERTIFY 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.

DATED: _____, 20__

CASH OR SURETY BOND

DON KENT
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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L.D.D.C., ONTARIO, CA DENNIS C. FARNSWORTH SEPTEMBER 2003
R.C.E. 31653

ENGINEER'S NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF PARCEL 3 OF PARCEL MAP 30236, BEING N 05°00'14"W AS SHOWN BY MAP FILED IN BOOK 208, PAGES 84 AND 85 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

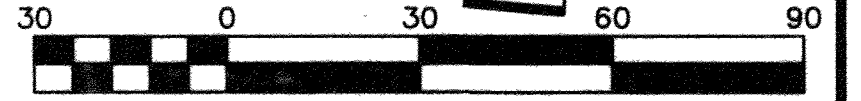
- INDICATES FOUND MONUMENT AS NOTED.
- SET 1" I.P. TAGGED RCE 31653, AT FLUSH ALL PARCEL CORNERS.
- SET 3/4" IP TAGGED RCE 31653 AT ALL LOT CORNERS, CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE. SET L&T TAGGED RCE 31653 IN TOP OF CURB AT PROLONGATION OF ALL FRONT CORNERS.
- () INDICATES RECORD DATA PER R.S. 54/5.
- <> INDICATES RECORD PER MB 12/11-13.
- [] INDICATES RECORD PER PMB 46/70-71.
- [] INDICATES RECORD PER PMB 213/89-91.
- ([]) INDICATES RECORD AND MEASURED PER PMB 208/84-85.
- ([]) INDICATES RECORD PER PMB 208/84-85.
- ////// INDICATES RESTRICTED ACCESS.

EASEMENT NOTES:

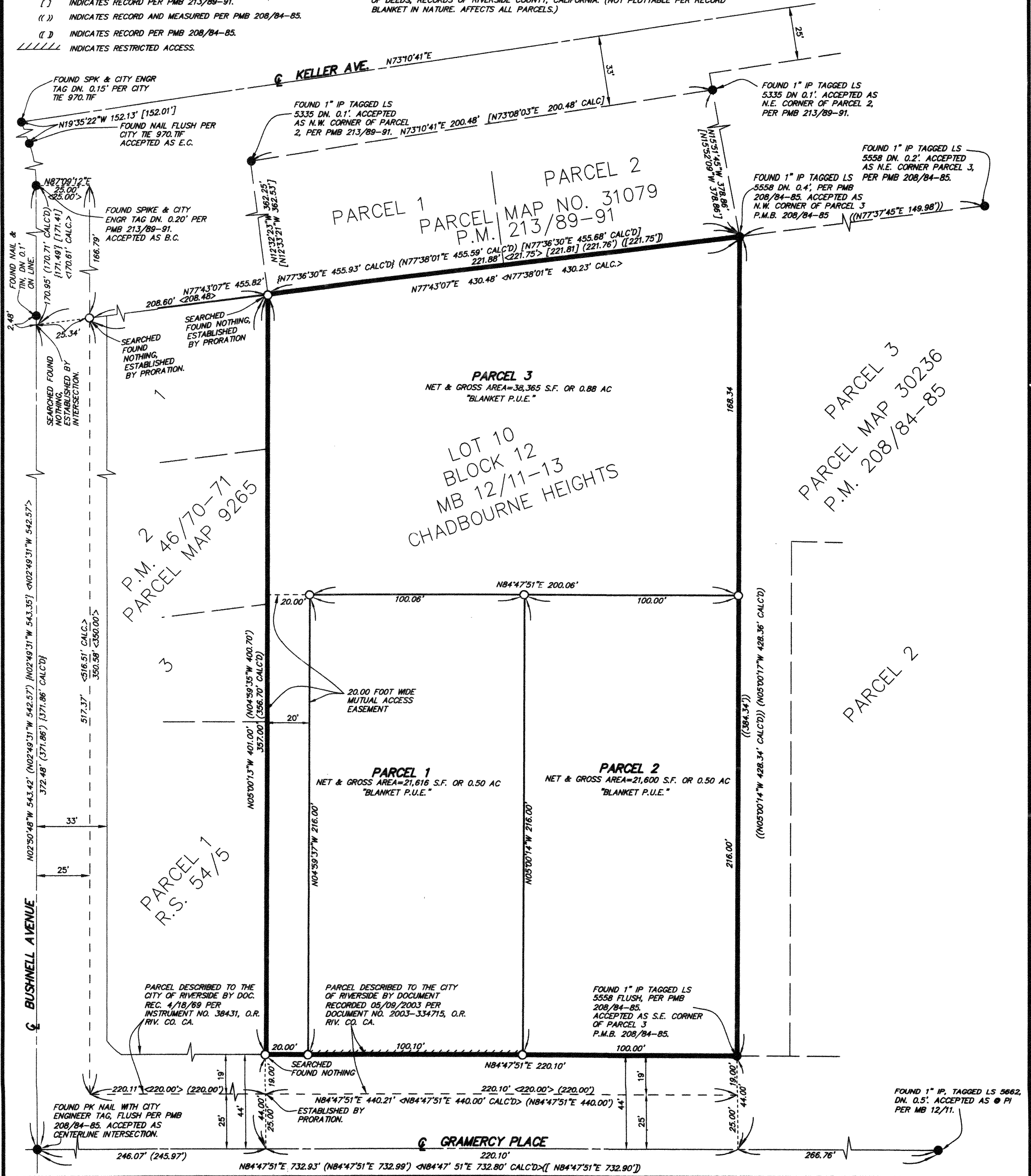
RIGHT OF WAY AND WATER RIGHTS AS GRANTED TO LA SIERRA HEIGHTS WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AS SET OUT IN DEED RECORDED, MAY 17, 1911 IN BOOK 327, PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (NOT PLOTTABLE PER RECORD BLANKET IN NATURE. AFFECTS ALL PARCELS.)

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Scale 1" = 30'



CITY 238-23