

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNER 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 TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

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

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS "30' STORM DRAIN EASEMENT" AND FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "3' P.U.E.", AND THE EASEMENT DESIGNATED AS "SEWER EASEMENT" FOR SEWER LIFT STATION CONSTRUCTION AND MAINTENANCE PURPOSES.

WE HEREBY REQUEST THAT LOT "K" ACCEPTED AS A BARRIER STRIP ON M.B. 234, PAGES 97-103 BE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING (EXCEPT WROUGHT IRON VIEW FENCING SUBJECT TO CITY APPROVAL), EQUIPMENT, AND EARTH FILL OR DEPOSIT, THE EASEMENTS/AREA DESIGNATED AS "OPEN SPACE EASEMENT". SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF.

AMBERHILL FALCON CREST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Dick Frame
BY: DICK FRAME President, Managing Member

TRUSTEE

POMONA FINANCIAL SERVICES, INC. AS TRUSTEE UNDER OF TRUST RECORDED NOVEMBER 24, 1998 AS INSTRUMENT NO. 19980511496 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY

Sharon L. Statter
BY: Sharon L. Statter, A/P

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE) SS

ON Jan. 25 1999, BEFORE ME, Kris Cordova IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Dick Frame AND 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.

NOTARY PUBLIC Kris Cordova
NAME PRINTED Kris Cordova
PRINCIPAL OFFICE IN San Bernardino
MY COMMISSION EXPIRES July 28, 2002

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE) SS

ON Jan 25 1999, BEFORE ME, the undersigned IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Sharon L. Statter AND 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.

NOTARY PUBLIC Linda Melendez
NAME PRINTED Linda Melendez
PRINCIPAL OFFICE IN San Bernardino
MY COMMISSION EXPIRES Jan 24, 2001

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 26 DAY OF MARCH, 1998 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY SID GEOTECHNICAL, INC.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 28774

THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY, EXCEPTING THERE FROM THE NORTH 1840 FEET THEREOF.

LAND DEVELOPMENT CONSULTANTS RIVERSIDE, CA

SEPTEMBER 1998

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT MAP 28774.

LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT DESIGNATED AS "30' STORM DRAIN EASEMENT" IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES. THE EASEMENT DESIGNATED AS "3' P.U.E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES. THE EASEMENT DESIGNATED AS "SEWER EASEMENT" IS HEREBY ACCEPTED FOR SEWER LIFT STATION CONSTRUCTION AND MAINTENANCE PURPOSES.

THE BARRIER STRIP DESIGNATED AS LOT "K" ON M.B. 234, PAGES 97-103, IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS/AREA DESIGNATED "OPEN SPACE EASEMENT ARE HEREBY ACCEPTED FOR OPEN SPACE 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, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF August 1999.

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



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 \$ 1600.00.

DATED 1-25-99
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: Paul Ashburn
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1600.00 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.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISOR'S
DATED 1-25-99
BY: _____
DEPUTY

CASH TAX BOND
PAUL McDONNELL COUNTY TAX COLLECTOR
BY: Paul Ashburn

SIGNATURE OMISSIONS

PURSUANT SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, THEIR INTERESTS BEING SUCH THAT THEY CANNOT RIPEN INTO A FEE:

EASEMENT FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT NO. 352331, RECORDED OCTOBER 10, 1991, O.R., RIVERSIDE COUNTY

RECORDER'S STATEMENT

FILED THIS 12th DAY OF Aug, 1999
AT 8:00 A.M. IN BOOK 283 OF
MAPS, AT PAGES 10-13, AT THE
REQUEST OF THE CITY CLERK.
NO. 362859
FEE \$ 12.00

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER
BY: S. Roan DEPUTY
SUBDIVISION GUARANTEE:
LAWYERS' TITLE COMPANY

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 28774, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION MAY 7, 1998 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAS BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

RICHARD D. McGRATH R.C.E. 31952
CITY ENGINEER REG. EXPIRES 12/31/00

BY: Richard D. McGrath

TENTATIVE MAP APPROVED: MAY 7, 1998

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING, JULY, 1998. THAT ALL MONUMENTS SHOWN HEREON EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN (1) YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



William R. Knight
WILLIAM RAY KNIGHT L.S. 6810
DATED: 01/21/99 EXPIRES: 9/30/00

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 OF MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS 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: APRIL 21, 99
BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR
BY: Dexter P. Witzfeld

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

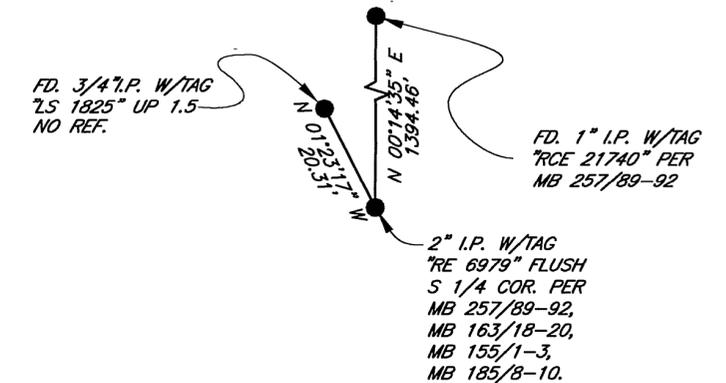
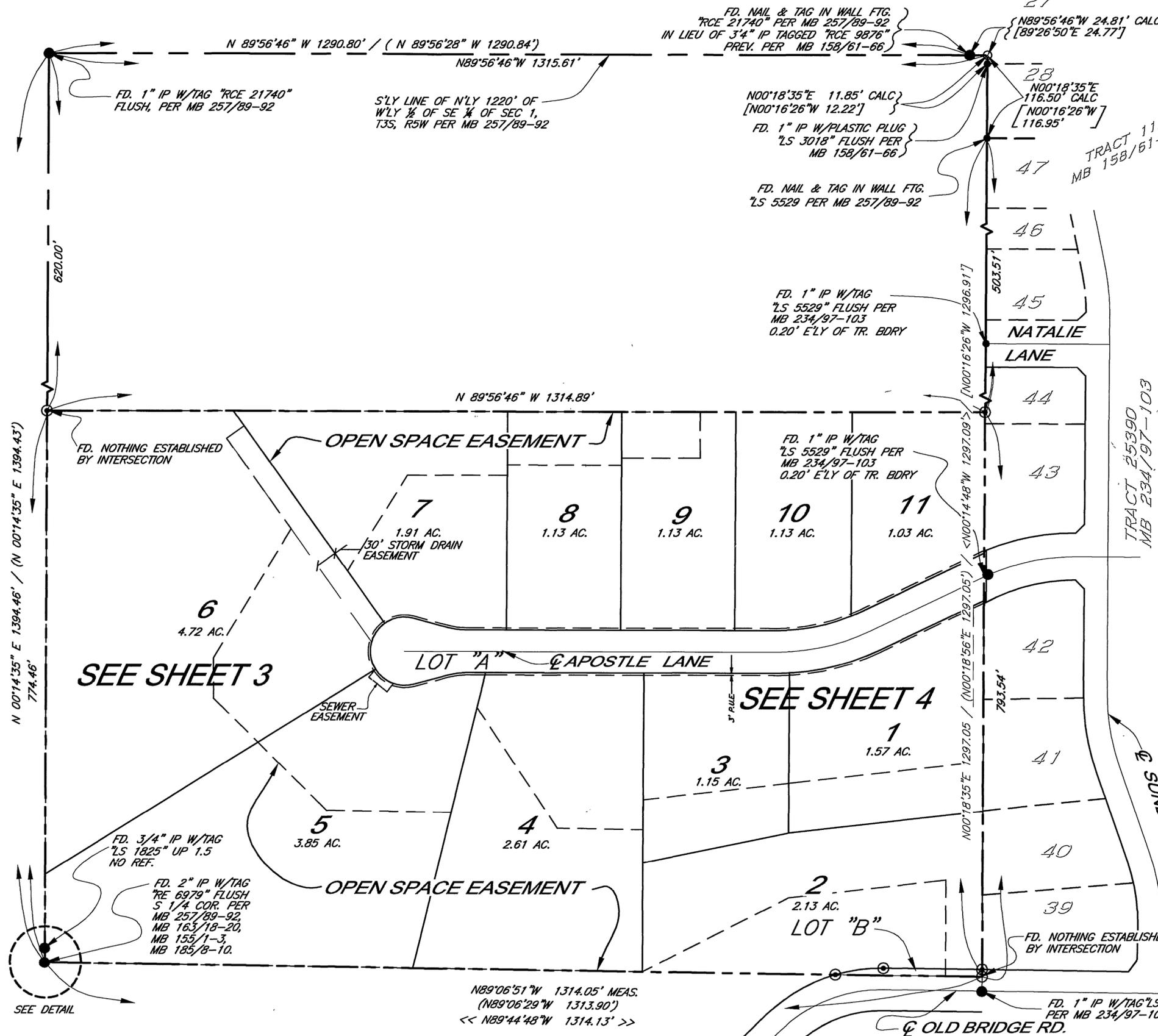
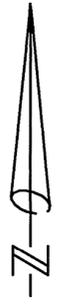
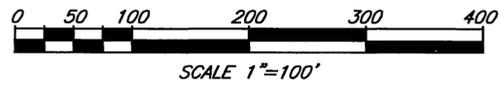
DATED: 2/2/99
JERRY ROGERS
CITY TREASURER
BY: W.R. Hansen

TRACT NO. 28774

THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY, EXCEPTING THERE FROM THE NORTH 1840 FEET THEREOF.

LAND DEVELOPMENT CONSULTANTS RIVERSIDE, CA

SEPTEMBER 1998



DETAIL

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SEC 1, T3S, R5W, SBM BEARING N 00°14'35" E AS SHOWN ON MB 257/89-92.
2. ○ SEARCHED FOUND NOTHING.
3. ● INDICATES FOUND MONUMENT AS NOTED.
4. △ INDICATES SET GIN SPIKE AND WASHER LS 6810 FLUSH UNLESS OTHERWISE NOTED.
5. ⊙ INDICATES SET 1" I.P. TAGGED LS 6810 FLUSH UNLESS OTHERWISE NOTED.
6. SET 1" I.P. TAGGED L.S. 6810, FLUSH AT REAR LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
7. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG LS 6810" SET IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINE.
8. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. () INDICATES RECORD DATA PER MB 257/89-92.
10. [] INDICATES RECORD DATA PER MB 158/61-66.
11. < > INDICATES RECORD DATA PER MB 234/97-103.
12. << >> INDICATES RECORD DATA PER MB 185/8-10.
13. THIS TRACT CONTAINS 23.66 ACRES.

M.B. 283 / 11

M.B. 283 / 11

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 28774

THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY, EXCEPTING THERE FROM THE NORTH 1840 FEET THEREOF.

LAND DEVELOPMENT CONSULTANTS RIVERSIDE, CA

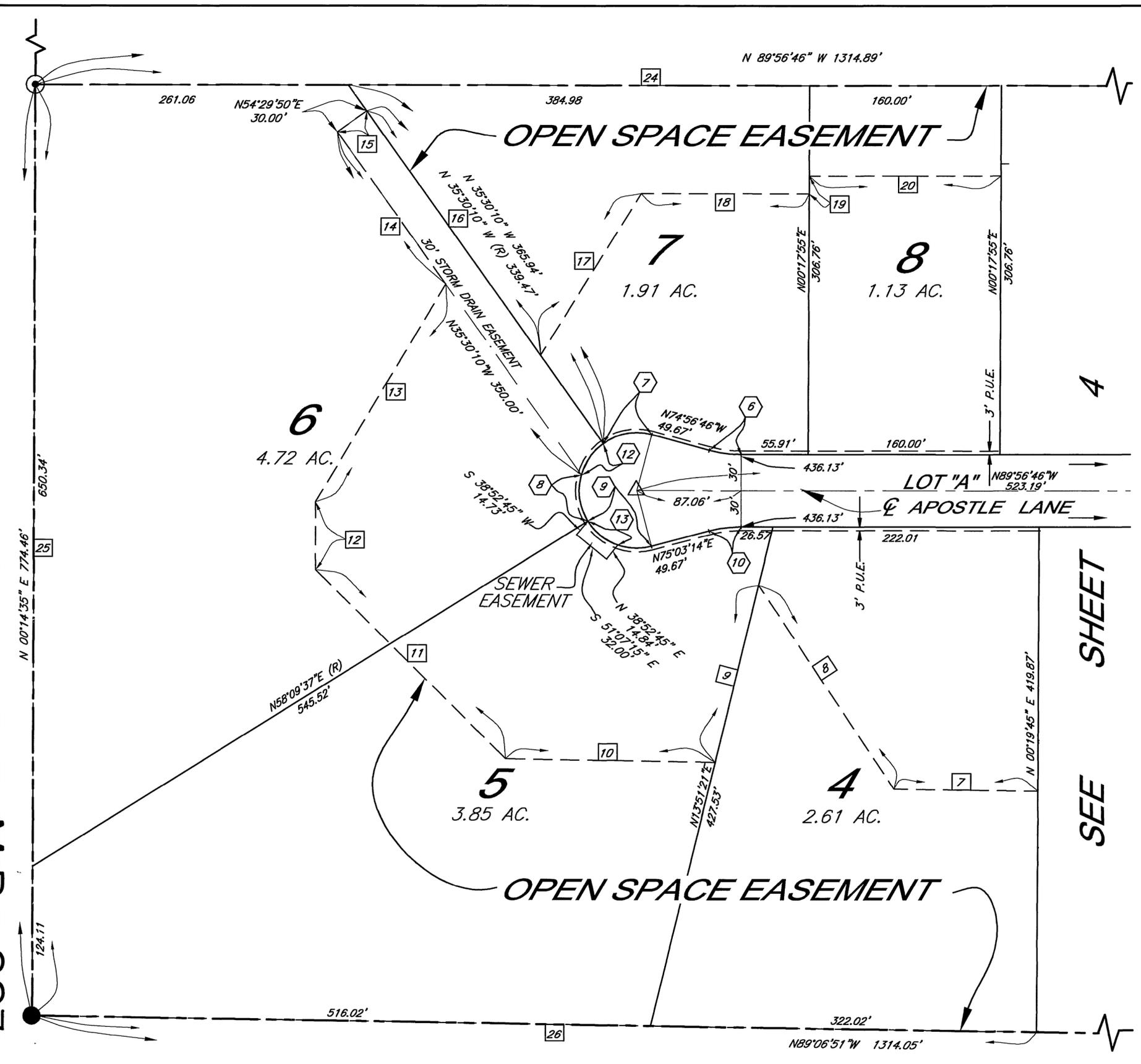
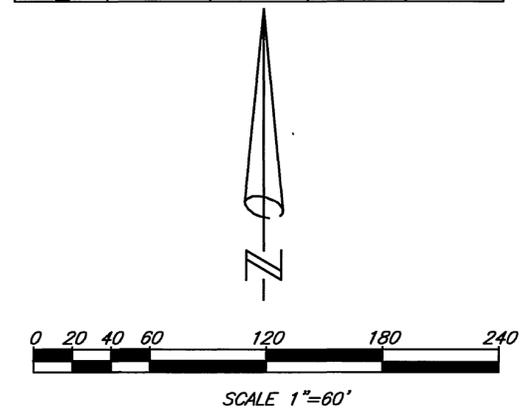
SEPTEMBER 1998

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Δ	DELTA	RADIUS	LENGTH	TANGENT
1	25°33'24"	300.00	133.81	68.04
2	03°09'45"	270.00	14.90	7.45
3	22°23'39"	270.00	105.53	53.45
4	22°41'54"	330.00	130.73	66.24
5	02°51'30"	330.00	16.46	8.23
6	15°00'00"	103.00	26.97	13.56
7	50°33'40"	48.00	42.36	22.67
8	47°39'17"	48.00	39.92	21.20
9	73°06'14"	48.00	61.24	35.59
10	15°00'00"	103.00	26.97	13.56
11	16°57'27"	230.00	68.07	34.29
12	38°40'56"	48.00	32.41	16.85
13	38°56'34"	48.00	32.62	16.97

X	BEARING	LENGTH
7	N89°06'51"W	120.01
8	N33°36'05"W	203.70
9	S13°51'21"W	151.77
10	N89°06'51"W	175.00
11	N45°12'16"W	223.30
12	N00°14'35"E	56.45
13	N31°02'25"E	211.08
14	N35°30'11"W	155.60
15	N54°29'50"E	30.00
16	S35°30'10"W	249.47
17	N32°04'58"E	158.64
18	S89°56'46"E	140.00
19	N00°17'55"E	15.00
20	S89°56'46"E	160.00
24	N89°56'46"W	916.04
25	S00°14'35"W	774.46
26	S89°06'51"E	838.04



SEE SHEET

M.B. 283 / 12

M.B. 283 / 12

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 28774

THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN,
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE UNITED
STATES GOVERNMENT SURVEY, EXCEPTING THEREFROM THE NORTH 1840 FEET THEREOF.

LAND DEVELOPMENT CONSULTANTS RIVERSIDE, CA
SEPTEMBER 1998

SURVEYOR'S NOTES:

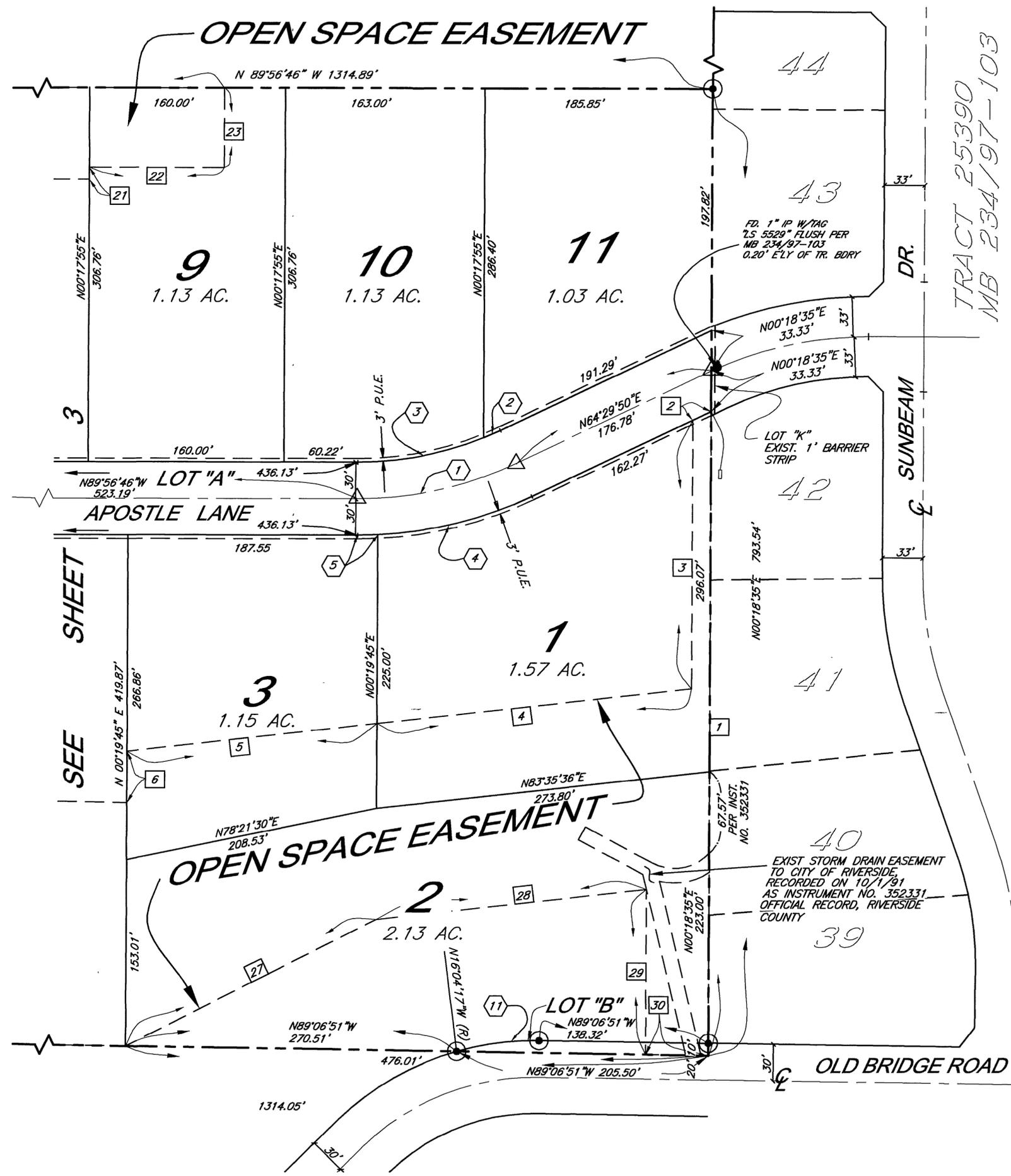
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- SEARCHED FOUND NOTHING.
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CURVE TABLE

(X)	DELTA	RADIUS	LENGTH	TANGENT
(1)	25°33'24"	300.00	133.81	68.04
(2)	03°09'45"	270.00	14.90	7.45
(3)	22°23'39"	270.00	105.53	53.45
(4)	22°41'54"	330.00	130.73	66.24
(5)	02°51'30"	330.00	16.46	8.23
(6)	15°00'00"	103.00	26.97	13.56
(7)	50°33'40"	48.00	42.36	22.67
(8)	47°39'17"	48.00	39.92	21.20
(9)	73°06'14"	48.00	61.24	35.59
(10)	15°00'00"	103.00	26.97	13.56
(11)	16°57'27"	230.00	68.07	34.29
(12)	38°40'56"	48.00	32.41	16.85

OPEN SPACE EASEMENT LINE TABLE

(X)	BEARING	LENGTH
1	N00°18'35"E	529.07
2	S64°29'32"W	16.66
3	S00°18'35"W	220.58
4	S83°35'36"W	258.68
5	S83°35'36"W	205.41
6	S00°19'45"W	42.16
21	N00°17'55"E	10.00
22	S89°56'46"E	110.00
23	N00°17'55"E	65.00
27	N63°03'52"E	229.55
28	N83°35'36"E	222.21
29	S00°18'35"W	135.35
30	S89°06'51"E	51.22



M.B. 283 / 13

M.B. 283 / 13

283 / 13