

**OWNER'S STATEMENT**

WE HEREBY STATE WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 3'x5' P.U.E., 3'x10' P.U.E., 5'x22' P.U.E..

WE THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1, & 2 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS JACKSON STREET ADJOINING SAID LOTS.

WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND WALLS THE EASEMENT DESIGNATED AS LANDSCAPE AND WALL EASEMENT.

WE HEREBY DEDICATE TO THE PUBLIC AN AVIATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 9.

WE HEREBY DEDICATE TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS THE EASEMENTS DESIGNATED AS 3' SIDEWALK EASEMENT.

HARRISON JACKSON, A CALIFORNIA LIMITED PARTNERSHIP

*Mike Conway*

**TRUSTEE**

UPLAND BANK, A CALIFORNIA BANKING CORPORATION, AS TRUSTEE UNDER CONSTRUCTION DEED OF TRUST RECORDED MARCH 18, 2002 AS INSTRUMENT NO. 2002-136399 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

*Robert W. Frank* E.V.P. *George A. Welsh* Sr. V.P.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE } S.S.

ON 7/17/02, BEFORE ME Monique Velasquez A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Mike Conway & King David Paulus (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF Harrison/Jackson LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSIONS EXPIRES SEP 10th 2004 Comm# 1274343

WITNESS MY HAND AND OFFICIAL SEAL.

*Monique Velasquez*



**TRUSTEE**

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA

COUNTY OF Riverside } S.S.

ON 7-19-02, BEFORE ME P. Turner A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert W. Frank and George A. Welsh (PERSONALLY KNOWN TO ME/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.

MY COMMISSIONS EXPIRES 02-22-06

WITNESS MY HAND AND OFFICIAL SEAL.

*P. Turner*

**SOILS REPORT**

A PRELIMINARY SOILS REPORT WAS PREPARED ON SEPTEMBER 21, 1999, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY JOHN R. BYERLY.

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

**TRACT NO. 29405**

SHOWING THE DIVISION OF PARCEL 1 OF PARCEL MAP NO. 12935, AS SHOWN BY MAP ON FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 & 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**CAL-SURV. INC. RIVERSIDE, CALIFORNIA JULY, 1999**

**CITY ENGINEER'S STATEMENT**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 29405, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 14, 1999 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE 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.

DATED: 7/29, 2002

THOMAS J. BOYD  
R.C.E. 36170 EXPIRES 6/30/04  
CITY ENGINEER

BY: *Tom Boyd*

**CITY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY 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: 7/26/02

MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/03  
CITY SURVEYOR

BY: *Mark Brown*

**UTILITIES CERTIFICATE**

I HEREBY STATE 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 ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: 7/19/02

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

BY: *Deeter P. Westfield*

**UTILITIES EASEMENT**

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING ANY FILING OF THE ANNEXED FINAL MAP.

AN EASEMENT FOR PUBLIC UTILITIES FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN ON PARCEL MAP NO. 12,935 ON FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 & 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A 3' WIDE EASEMENT FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES CONVEYED TO THE CITY OF RIVERSIDE, DECEMBER 7, 2000 AS INSTRUMENT NO. 486540 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: 7/25/02

THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR

BY: *Deeter P. Westfield*

**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 MIKE CONWAY IN JULY, 1999. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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 THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 7-25-02

ANDREW Y. OROSCO  
L.S. 5491 EXPIRES 9/30/2004



**RECORDER'S STATEMENT**

FILED THIS 20TH DAY OF AUG, 2002  
AT 8:00 A.M. IN BOOK 322 OF MAPS, AT  
PAGES 66-67, AT THE REQUEST OF THE CITY CLERK.

NO. 2002-461153  
FEE \$ 9.00

GARY L. ORSCO, COUNTY ASSESSOR, CLERK, RECORDER

BY: *Donald J. Feltner*, DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE OF CALIFORNIA INC.

**CITY CLERK'S CERTIFICATE**

RESOLVED THAT THIS MAP CONSISTS OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 29405.

AN AVIATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 9 IS HEREBY ACCEPTED.

THE VEHICULAR ACCESS RIGHTS ARE HEREBY ACCEPTED AS RELEASED AND RELINQUISHED.

THE EASEMENT DESIGNATED AS LANDSCAPE AND WALL EASEMENT IS HEREBY ACCEPTED FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND WALLS.

THE EASEMENTS DESIGNATED AS 3' P.U.E., 3'x5' P.U.E., 3'x10' P.U.E., 5'x22' P.U.E., ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE EASEMENTS DESIGNATED AS 3' SIDEWALK EASEMENT ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS.

THE CITY CLERK IS HERBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING THEIR 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 CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 13th DAY OF August, 2002.

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

BY: *Colleen Nicol*

**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 OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS OR BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 7/22/02

PAUL C. SUNDEEN, CITY TREASURER

BY: *Paul C. Sundeen*

**TAX COLLECTOR'S STATEMENT**

I HEREBY STATE THAT ACCORDING TO THE RECORDERS 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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$800.

DATE: July 18, 2002

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: *Bernice Arnold*, DEPUTY

**TAX BOND STATEMENT**

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 300 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 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: July 18, 2002

GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_ DEPUTY

CASH TAX BOND  
PAUL Mc DONNELL  
COUNTY TAX COLLECTOR  
BY: *Bernice Arnold*, DEPUTY

**POTENTIAL LIQUEFACTION**

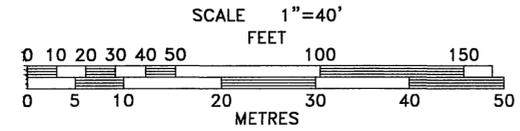
ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT, A GEOLOGIC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

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

# TRACT NO. 29405

SHOWING THE DIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NO. 12935, SHOWN BY MAP ON FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 & 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CAL-SURV. INC. RIVERSIDE, CALIFORNIA JULY 1999



PARCEL MAP NO. 12935  
P.M.B. 61/27 RIV. CO.  
PARCEL 2

N 55°58'55" E [701.23']  
[651.24'] (650.98')

FD. NAIL & R.C.E. 9876 TAG  
DN. 1.2" IN CONC. FOOTING.  
PER P.M.B. 61/26-27.

DELANO DRIVE

JACKSON STREET

TRACT NO. 5130-1  
M.B. 81/03-05 RIV. CO.

JACKSON STREET

ADMIRALTY AVENUE

CALIFORNIA AVENUE

TRACT 29405-1  
M.B. 298 / 90-92, RIV. CO.

PARCEL 1

MEDCO CALIFORNIA HOMES  
M.B. 38/29, RIV. CO.

TRACT 29405-2  
M.B. 320/16-18, RIV. CO.

VILLA D' ESTE UNIT NO. FOUR  
M.B. 35/60-61 RIV. CO.

CURVE DATA				LINE DATA			
RADIUS	DELTA	LENGTH	TANGENT	1	2	3	4
① R=35.00'	Δ=27°04'35"	L=16.54'	T=8.43'	N.34°00'00"W, 2.00'	N.56°00'00"E, 2.00'	N.34°00'00"W, 4.00'	N.34°00'00"W, 0.81'
② R=5.00'	Δ=90°00'00"	L=7.85'					
③ R=4.00'	Δ=90°00'00"	L=6.28'					
④ R=9.00'	Δ=90°00'00"	L=14.14'					
⑤ R=10.00'	Δ=90°00'00"	L=15.71'					
⑥ R=23.00'	Δ=90°00'00"	L=36.13'					
⑦ R=40.00'	Δ=90°00'00"	L=62.83'					
⑧ R=23.00'	Δ=23°32'47"	L=9.45'	T=4.79'				
⑨ R=23.00'	Δ=66°27'13"	L=26.68'	T=15.07'				

### SURVEYOR'S NOTES

- BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF JACKSON STREET TAKEN AS NORTH 34°00'00" WEST AS SHOWN BY MAP ON FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 AND 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- DENOTES FOUND MONUMENTS AS NOTED.
- DENOTES FOUND 1-1/4" O.D. IRON PIPE, FLUSH WITH L.S. 4055 TAG, UNLESS OTHERWISE NOTED.
- DENOTES SET 1-1/4" O.D. IRON PIPE, FLUSH WITH L.S. 5491 TAG, UNLESS OTHERWISE NOTED.
- [ ] DENOTES RECORD DATA PER M.B. 298/90-92 AND M.B. 320/16-18, UNLESS OTHERWISE NOTED.
- ( ) DENOTES RECORD DATA PER P.M.B. 61/26-27 UNLESS OTHERWISE NOTED.
- SET 1-1/4" O.D. IRON PIPE, FLUSH WITH L.S. 5491 TAG AT ALL REAR LOT CORNERS OR OFFSETS AS NOTED THERETO AND ANGLE POINTS IN SIDE LOT LINES. NAIL AND L.S. 5491 TAG SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.

////// DENOTES VEHICULAR ACCESS RIGHTS WAIVED  
THIS TRACT CONTAINS 0.8564 ACRES.

LANDSCAPE AND WALL EASEMENT  
R=165.11', Δ=144°41'12", L=42.47'  
R=101.15', Δ=29°54', L=20.54'  
R=1821.23', Δ=85°11', L=98.86'  
5.54'

FD. 60d NAIL & "CITY ENGINEER" TAG, FLUSH PER CITY OF RIVERSIDE TIE-SHEET ACCEPTED AS C/L INTERSECTION

M.B. 322 / 67

M.B. 322 / 67