

TRACT NO. 31511

BEING A SUBDIVISION OF A PORTION OF LOT 303 OF CORRECTED MAP OF ADDITIONS TO MAPS OF THE LANDS IN THE RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP BOOK 4, PAGE 75 OF MAPS, RECORDS, OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

THE PRIZM GROUP NORCO, CALIFORNIA OCTOBER 2003

RECORDER'S STATEMENT
FILED THIS 21st DAY OF March 2005. AT 8am
IN BOOK 376 OF MAPS AT PAGES 61-63
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE
FEE \$11.-
NO 2005-0218933
LARRY W WARD, COUNTY ASSESSOR, CLERK AND RECORDER
BY: M. Garcia DEPUTY
SUBDIVISION GUARANTEE
ORANGE COAST TITLE 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 DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS A AND B
WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434G OF THE SUBDIVISION MAP ACT
1 THAT PORTION WITHIN THE DISTINCTIVE BORDER OF THE ANNEXED MAP, THE RIGHT OF WAY RESERVED TO RIVERSIDE WATER COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE AS PER DOCUMENT RECORDED DECEMBER 18, 1907 IN BOOK 261 PAGE 23 OF DEEDS, RECORDS OF RIVERSIDE COUNTY
2 AN EASEMENT IN FAVOR THE CITY OF RIVERSIDE FOR SEWER PIPE LINE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 14, 1904 IN BOOK 187 PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY

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 ANTHONY CESARE IN AUGUST 2003 I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP 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

Vincent Kleppe
VINCENT G KLEPPE
LS 7181
LICENSE EXPIRES 12/31/05



RIVERWOOD PRESTIGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Signature of Dave Bullock

DAVE BULLOCK
PRINTED NAME
TITLE PRESIDENT

JP MORGAN BANK, NA, A NATIONAL BANKING ASSOCIATION (SUCCESSOR BY MERGER TO BANK ONE, NA)

Signature of Lizbeth A. Landon

Lizbeth A. Landon
PRINTED NAME
TITLE U.P.

Signature of Kimberlee Edwards

KIMBERLEE EDWARDS
PRINTED NAME
TITLE V.P.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 31511 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 9, 2003 AND ANY APPROVED ALTERATIONS THEREOF, THAT 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; 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

DATE 3/1/05
THOMAS J BOYD
RCE 36170 LIC EXPIRES 6/30/06
CITY ENGINEER
BY Thomas Boyd

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON February 17, 2005

BEFORE ME, Shawna Murray, Notary Public

PERSONALLY APPEARED, Dave Bullock

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 ACKNOWLEDGE 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 NAME Shawna Murray
SIGNATURE Shawna Murray
MY COMMISSION EXPIRES November 5, 2007
MY PRINCIPAL PLACE OF BUSINESS IS San Bernardino CALIFORNIA

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA CALIFORNIA
COUNTY OF MARICOPA ORANGE

ON FEB. 17, 2005

BEFORE ME, TINA L. JOHNSON

PERSONALLY APPEARED, KIMBERLEE EDWARDS & LIZBETH A. LANDON

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 ACKNOWLEDGE 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 NAME TINA L. JOHNSON
SIGNATURE Tina L. Johnson
MY COMMISSION EXPIRES AUG. 17, 2005
MY PRINCIPAL PLACE OF BUSINESS IS ALBUQUERQUE, ARIZONA CALIFORNIA BEACH

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 68,700 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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

CASH TAX BOND
DATE 2/17/05
NANCY ROMERO, CLERK OF THE BOARD OF SUPERVISORS
BY

DATE
PAUL McDONNELL, COUNTY TAX COLLECTOR
BY Matt Jennings

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THIS 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 \$ 68,700

DATE 2/17/05
PAUL McDONNELL, COUNTY TAX COLLECTOR
BY Matt Jennings

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOILS SOUTHWEST, INC MAY 3, 2004 PROJECT No 04094-F, AND SOILS REPORT BY LEIGHTON AND ASSOCIATES, INC. DATED JANUARY 20, 2005 PROJECT NO 021356-001 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

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 GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

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 3/1/05
MARK S BROWN
L.S. 5655 LIC. EXPIRES 9/30/05
CITY SURVEYOR
BY Mark S Brown

CITY CLERK CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 31511
LOTS A AND B ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES

THAT THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT

- 1 THAT CERTAIN RIGHT OF WAY SHOWN WITHIN THE DISTINCT BORDER AS SHOWN ON ANNEXED MAP RESERVED TO THE RIVERSIDE WATER COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE AS PER DOCUMENT RECORDED DECEMBER 18, 1907 IN BOOK 261 PAGE 23 OF DEEDS, RECORDS OF RIVERSIDE COUNTY
2 THAT CERTAIN EASEMENT IN FAVOR THE CITY OF RIVERSIDE FOR SEWER PIPE LINE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 14, 1904 IN BOOK 187 PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY

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 CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 15th DAY OF March, 2005

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

DATE 3/1/05
PAUL C SUNDEEN
CITY TREASURER
BY Paul C Sundeen

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 LOTS 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 FEB 25, 2005
BY Dieter P. Witzfeld
Thomas P Evans, PUBLIC UTILITIES DIRECTOR

TRACT NO. 31511

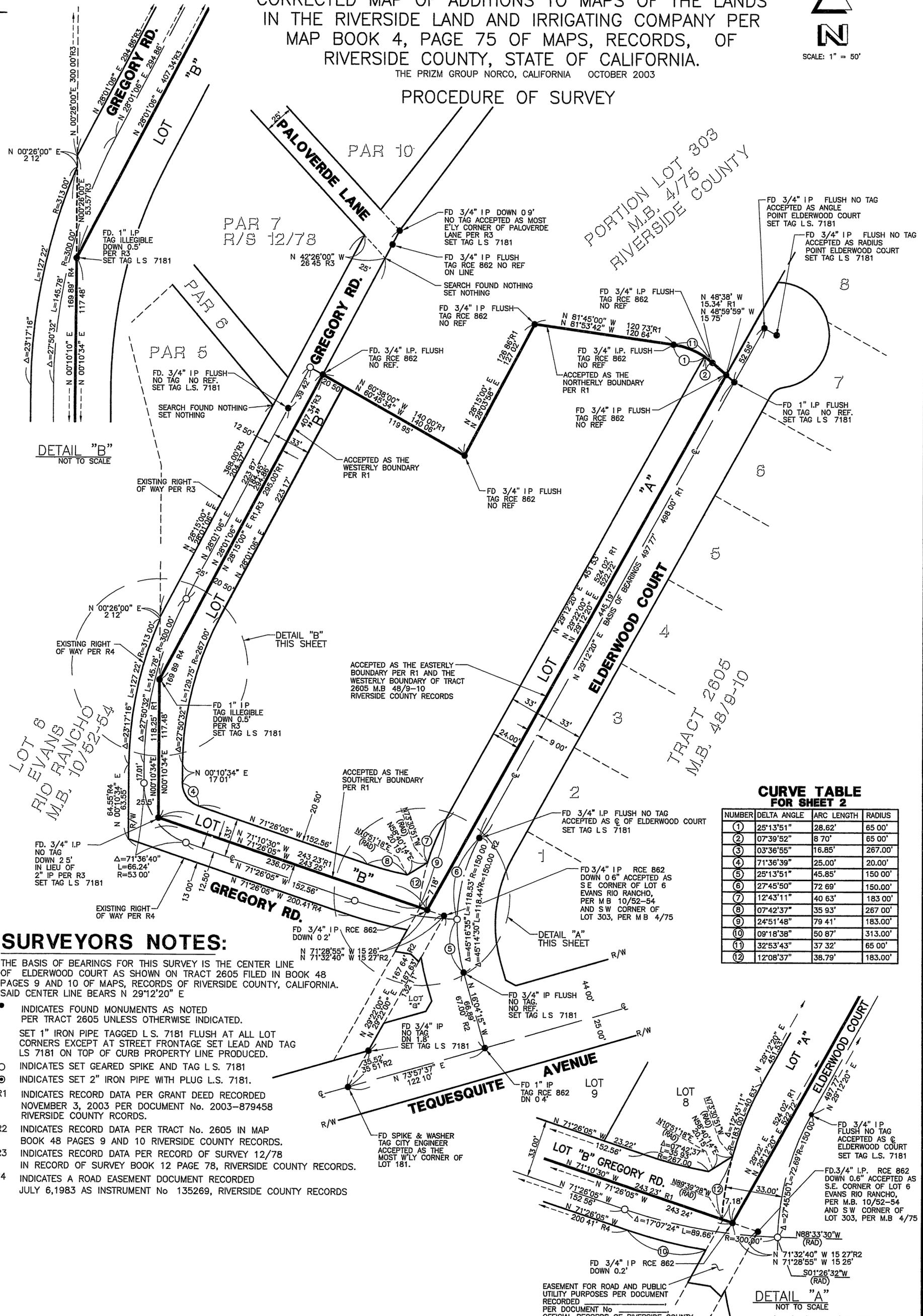
BEING A SUBDIVISION OF A PORTION OF LOT 303 OF CORRECTED MAP OF ADDITIONS TO MAPS OF THE LANDS IN THE RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP BOOK 4, PAGE 75 OF MAPS, RECORDS, OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

THE PRISM GROUP NORCO, CALIFORNIA OCTOBER 2003



SCALE: 1" = 50'

PROCEDURE OF SURVEY



DETAIL "B" NOT TO SCALE

DETAIL "B" THIS SHEET

DETAIL "A" THIS SHEET

CURVE TABLE FOR SHEET 2

NUMBER	DELTA ANGLE	ARC LENGTH	RADIUS
1	25°13'51"	28.62'	65.00'
2	07°39'52"	8.70'	65.00'
3	03°36'55"	16.85'	267.00'
4	71°36'39"	25.00'	20.00'
5	25°13'51"	45.85'	150.00'
6	27°45'50"	72.69'	150.00'
7	12°43'11"	40.63'	183.00'
8	07°42'37"	35.93'	267.00'
9	24°51'48"	79.41'	183.00'
10	09°18'38"	50.87'	313.00'
11	32°53'43"	37.32'	65.00'
12	12°08'37"	38.79'	183.00'

SURVEYORS NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF ELDERWOOD COURT AS SHOWN ON TRACT 2605 FILED IN BOOK 48 PAGES 9 AND 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID CENTER LINE BEARS N 29°12'20" E

- INDICATES FOUND MONUMENTS AS NOTED PER TRACT 2605 UNLESS OTHERWISE INDICATED.
- SET 1" IRON PIPE TAGGED L.S. 7181 FLUSH AT ALL LOT CORNERS EXCEPT AT STREET FRONTAGE SET LEAD AND TAG L.S. 7181 ON TOP OF CURB PROPERTY LINE PRODUCED.
- INDICATES SET GEARED SPIKE AND TAG L.S. 7181
- ⊙ INDICATES SET 2" IRON PIPE WITH PLUG L.S. 7181.
- R1 INDICATES RECORD DATA PER GRANT DEED RECORDED NOVEMBER 3, 2003 PER DOCUMENT No. 2003-879458 RIVERSIDE COUNTY RECORDS.
- R2 INDICATES RECORD DATA PER TRACT No. 2605 IN MAP BOOK 48 PAGES 9 AND 10 RIVERSIDE COUNTY RECORDS.
- R3 INDICATES RECORD DATA PER RECORD OF SURVEY 12/78 IN RECORD OF SURVEY BOOK 12 PAGE 78, RIVERSIDE COUNTY RECORDS.
- R4 INDICATES A ROAD EASEMENT DOCUMENT RECORDED JULY 6, 1983 AS INSTRUMENT No. 135269, RIVERSIDE COUNTY RECORDS

EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED PER DOCUMENT No. OFFICIAL RECORDS OF RIVERSIDE COUNTY

DETAIL "A" NOT TO SCALE

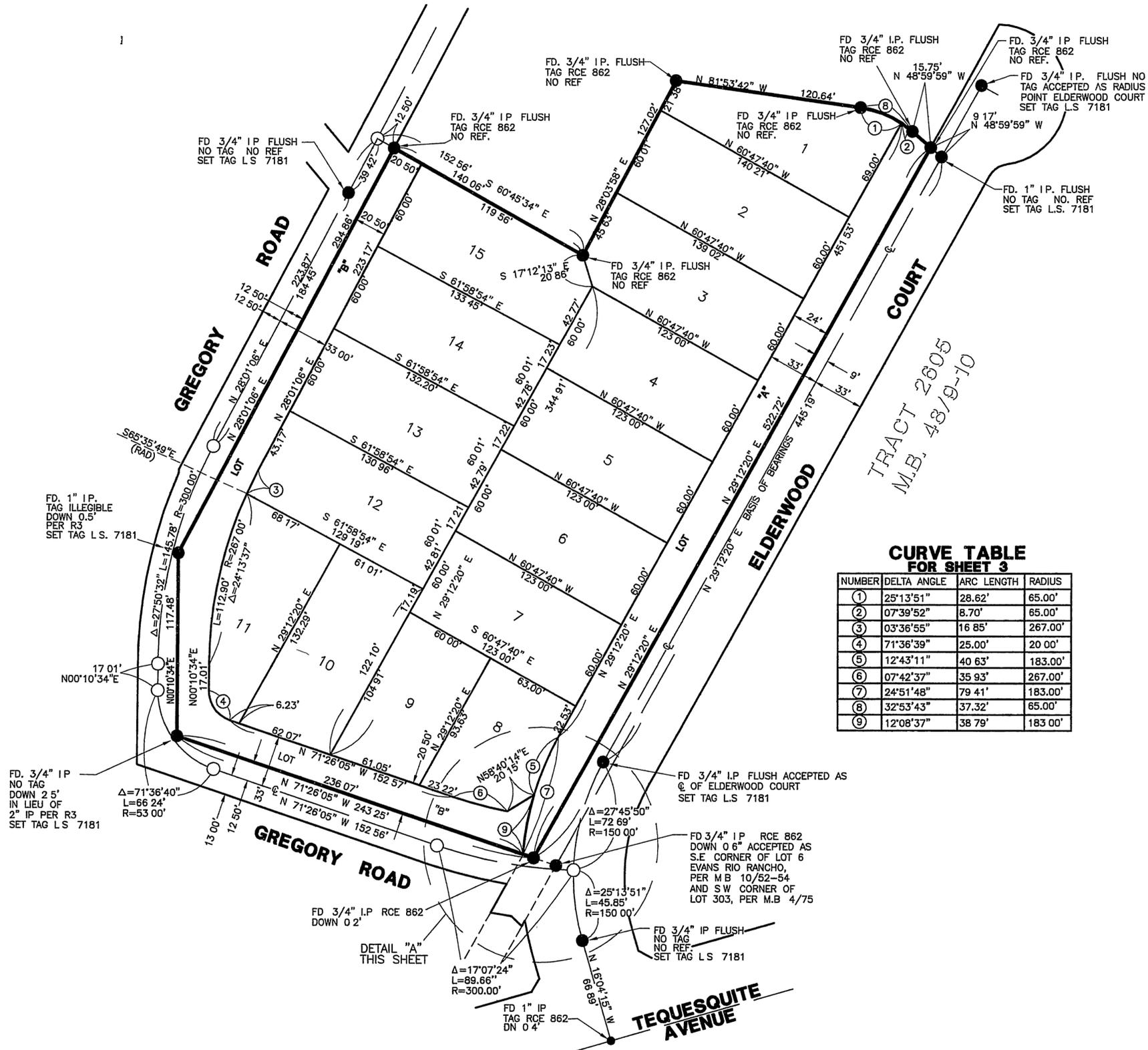
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THE PRIZM GROUP NORCO, CALIFORNIA OCTOBER 2003



SCALE 1" = 50'



CURVE TABLE FOR SHEET 3

NUMBER	DELTA ANGLE	ARC LENGTH	RADIUS
1	25°13'51"	28.62'	65.00'
2	07°39'52"	8.70'	65.00'
3	03°36'55"	16.85'	267.00'
4	71°36'39"	25.00'	20.00'
5	12°43'11"	40.63'	183.00'
6	07°42'37"	35.93'	267.00'
7	24°51'48"	79.41'	183.00'
8	32°53'43"	37.32'	65.00'
9	12°08'37"	38.79'	183.00'

SURVEYORS NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF ELDERWOOD COURT AS SHOWN ON TRACT 2605 FILED IN BOOK 48 PAGES 9 AND 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA SAID CENTER LINE BEARS N 29°12'20" E

- INDICATES FOUND MONUMENTS AS NOTED PER TRACT 2605 UNLESS OTHERWISE INDICATED
- SET 1" IRON PIPE TAGGED L.S. 7181 FLUSH AT ALL LOT CORNERS EXCEPT AT STREET FRONTAGE SET LEAD AND TAG L.S. 7181 ON TOP OF CURB PROPERTY LINE PRODUCED
- ⊙ INDICATES SET GEARED SPIKE AND TAG L.S. 7181
- ⊕ INDICATES SET 2" IRON PIPE WITH PLUG L.S. 7181
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