

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...

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

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF TREES, LANDSCAPING AND PUBLIC UTILITIES, THE EASEMENT DESIGNATED AS "4" TREE PLANTING LANDSCAPING AND PUBLIC UTILITY EASEMENT."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS A 10' P.U.E..

GORDON F. HARRIS TRUSTEE AND MARYANN HARRIS TRUSTEE FOR THE HARRIS FAMILY 1987 REVOCABLE TRUST

Handwritten signatures of Gordon F. Harris and Maryann Harris

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF PLACER)

ON OCTOBER 7, 1999 BEFORE ME, FREDERICK W. FOSTERSEN PERSONALLY APPEARED GORDON F. HARRIS MARYANN HARRIS

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 ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Frederick W. Fostersten MY PRINCIPAL PLACE OF BUSINESS IS IN PLACER COUNTY NOTARY PUBLIC IN AND FOR SAID STATE

FREDERICK W. FOSTERSEN MY COMMISSION EXPIRES 7-31-2000 (PRINTED NAME)

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. AN EASEMENT IN FAVOR OF RIVERSIDE HIGHLAND WATER COMPANY, RECORDED NOVEMBER 8, 1946 AS INSTRUMENT NO. 914 OFFICIAL RECORDS. SAID EASEMENT IS FOR ERRECTING, CONSTRUCTING AND MAINTAINING WATER RESERVOIR AND FOR THE PURPOSE OF LAYING AND MAINTAINING PIPELINES.
2. A RIGHT OF WAY RESERVED TO E.A. CHASE, AUGUSTA CHASE, H.B. CHASE AND MARY E. CHASE, BE DEED RECORDED IN BOOK 67 PAGE 394 OF DEEDS, RIVERSIDE COUNTY RECORDS...

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 29161

LOT 17 AND 24 AND ALL THAT PORTION OF LOTS 18, 22 AND 23 AND PORTION OF MARLBOROUGH AVE. AND MICHIGAN AVE., VACATED IN SECTION 17, T.2S., R.4W., AS SHOWN BY MAP OF LANDS OF EAST RIVERSIDE LAND CO. AS M.B. 6/44 REC. S.B. CO. STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA JUNE, 1999

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 13th DAY OF OCT., 1999 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

DATED 10-13, 1999 RICHARD D. McGRATH, R.C.E. 31952 CITY ENGINEER, EXPIRES 12/31/2000

TENTATIVE MAP APPROVED JUNE 03, 1999 Richard O. McBrath

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 10/12, 1999 JERRY ROGERS, CITY TREASURER

BY: W. Hansen

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 29161.

LOTS "A" THROUGH "D" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

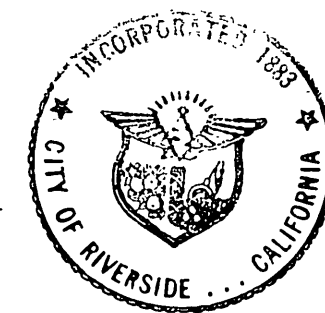
THE EASEMENTS DESIGNATED AS "4" TREE PLANTING, LANDSCAPING AND PUBLIC UTILITY EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF TREES, LANDSCAPING AND PUBLIC UTILITIES.

THE EASEMENTS DESIGNATED AS 10' P.U.E. ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 12th DAY OF October, 1999.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE

BY: Col. Nicol



UTILITES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

- 1. AN EASEMENT IN FAVOR OF THE NEVADA-CALIFORNIA ELECTRIC CORPORATION, RECORDED JULY 16, 1940 IN BOOK 469 PAGE 282 OFFICIAL RECORDS. SAID EASEMENT IS FOR UTILITY PURPOSES.
2. A RIGHT OF WAY OVER THE HEREIN DESCRIBED PROPERTY FOR ALL DITCHES, PIPE LINES, AND OTHER APPLIANCES, FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATING PURPOSES, RESERVED TO EAST RIVERSIDE LAND COMPANY, ITS SUCESSOR OR ASSIGNS.
3. BLANKET EASEMENT FOR ELECTRICAL AND WATER FACILITIES AS RESERVED IN VACATED MICHIGAN AVE. AND VACATED MARLBOROUGH AVE. BY INST. NO. 1999-468782, REC. OCT. 25, 1999, O.R., RIVERSIDE CO.

DATED OCT 13, 1999

BILL D. CARNAHAN PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld

RECORDER'S STATEMENT

FILED THIS 25th DAY OF OCTOBER, 1999 AT 8:00 A.M. IN BOOK 195 OF MAPS AT PAGES 20-22 AT THE REQUEST OF THE CITY CLERK. FEE \$10.00 NUMBER 1999-468782 GARY L. ORSO COUNTY ASSESSOR-CLERK-RECORDER

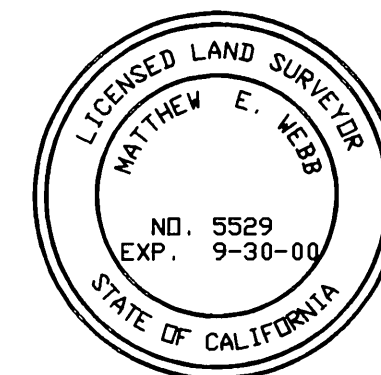
BY: Sagan DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY, 1999; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (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.

DATED OCTOBER 8, 1999



Matthew E. Webb MATTHEW E. WEBB, L.S. 5529 L.S. EXPIRES SEPT. 30, 2000

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 REAL 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 10-12, 1999

PAUL McDONNELL COUNTY TAX COLLECTOR

BY: Paul Ashkinat DEPUTY

TAX BOND STATEMENT

I HEREBY STATE 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 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 1999 CASH TAX BOND

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS PAUL McDONNELL COUNTY TAX COLLECTOR

BY: DEPUTY BY: DEPUTY

UTILITES CERTIFICATE

I HEREBY CERTIFY THAT 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 THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

THE REQUIRED ARRANGEMENTS AND PROVISIONS PROVIDE FOR THE RIVERSIDE COUNTY REDEVELOPMENT AGENCY TO INSTALL ALL PUBLIC WATER AND ELECTRIC FACILITIES WITHIN THE SUBDIVISION AND THE DEVELOPER OF INDIVIDUAL LOTS TO PAY ALL APPLICABLE UTILITY FEES AT TIME OF DEVELOPMENT.

DATED: OCT 13, 1999

BILL D. CARNAHAN PUBLIC UTILITIES DIRECTOR BY: Dieter P. Witzfeld

PREPARED BY: C.R.L. CHECKED BY: J.L. G:\1998\98-0417\Record.pro 10/6/1999 W.O. 98-0417

P.M.B. 195 / 20

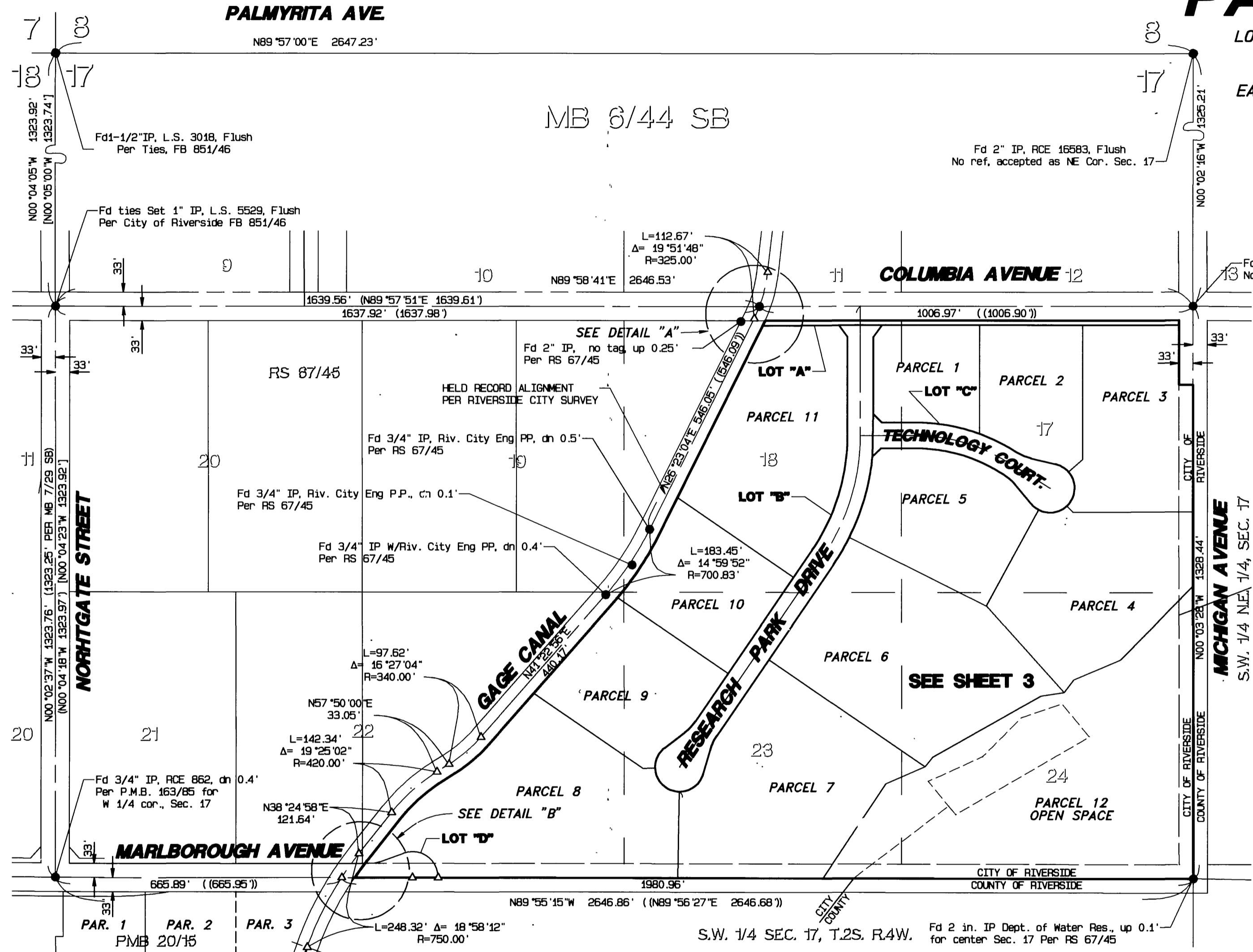
P.M.B. 195 / 20

P.M.B. 195 / 21

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

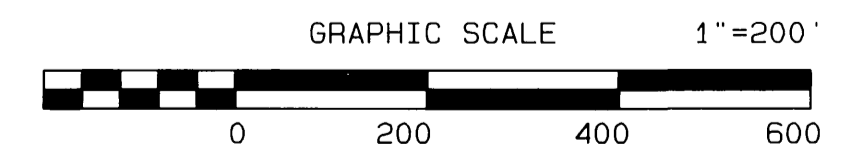
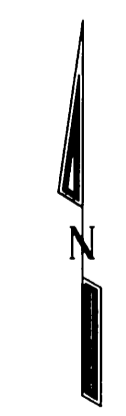
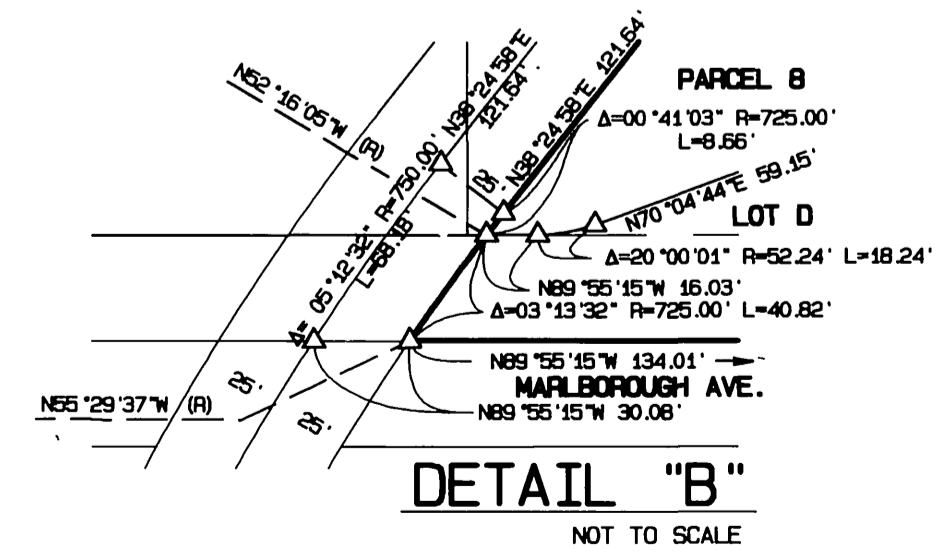
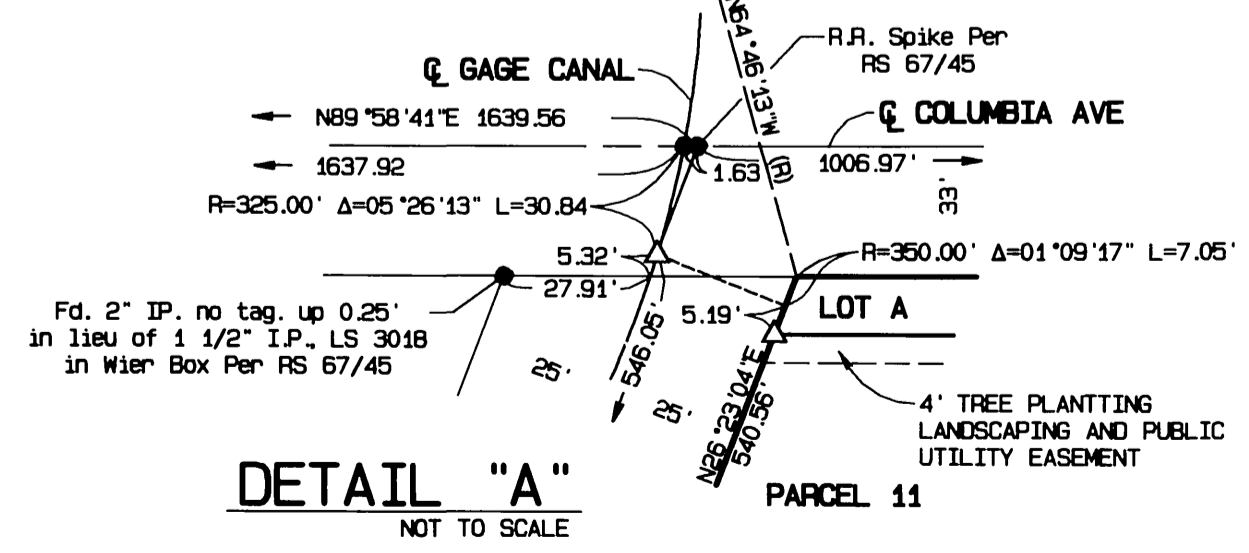
PARCEL MAP NO. 29161

LOT 17 AND 24 AND ALL THAT PORTION OF LOTS 18, 22 AND 23 AND PORTION OF MARLBOROUGH AVE. AND MICHIGAN AVE., VACATED IN SECTION 17, T.2S., R.4W., AS SHOWN BY MAP OF LANDS OF EAST RIVERSIDE LAND CO. AS M.B. 6/44 REC. S.B. CO. STATE OF CALIFORNIA
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 JUNE, 1999



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF PALMYRITA AVE. TAKEN AS NORTH 89° 57' 00" EAST PER RECORD OF SURVEY MAP ON FILE IN BOOK 67, PAGE 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND 3/4" IP WITH PLASTIC PLUG STAMPED CITY ENG., UNLESS OTHERWISE NOTED.
3. ○ INDICATES BOAT SPIKE & WASHER TAGGED L.S. 5529, FLUSH, IN AC PAVEMENT.
- 3A. △ INDICATES SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH
4. SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE PARCEL LINES, UNLESS OTHERWISE NOTED.
5. SET "RAM-SET" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE PARCEL LINES PROJECTED.
6. () INDICATES RECORD OR CALCULATED RECORD FROM RS 67/45 UNLESS OTHERWISE NOTED.
7. (()) INDICATES RECORD OR CALCULATED RECORD FROM RIVERSIDE CITY MAP, UNFILED.
8. [] INDICATES RECORD OR CALCULATED RECORD FROM RS 66/28-29.
9. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
10. THE TOTAL AREA OF SUBJECT SITE IS 41.52 ACRES
11. THE WEST LINE OF THIS PARCEL MAP BEING THE EAST LINE OF THE GAGE CANAL AND WAS ACCEPTED PER FOUND MONUMENTATION FROM AN UNRECORDED SURVEY DONE IN 1979 BY THE CITY OF RIVERSIDE.



P.M.B. 195 / 21

195/22

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 29161

LOT 17 AND 24 AND ALL THAT PORTION OF LOTS 18, 22 AND 23 AND PORTION OF MARLBOROUGH AVE. AND MICHIGAN AVE., VACATED IN SECTION 17, T.2S., R.4W., AS SHOWN BY MAP OF LANDS OF EAST RIVERSIDE LAND CO. AS M.B. 6/44 REC. S.B. CO. STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
JUNE, 1999

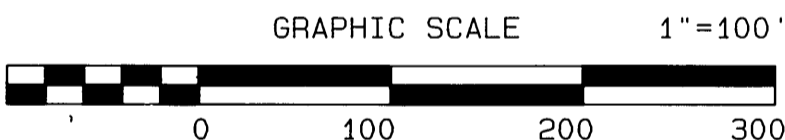
Fd 3/4" IP w/PP, LS 3018
Per J.F. Davidson Assoc.
F.B. 1070, pg. 149
accepted as ϕ intersection

SURVEYOR'S NOTES

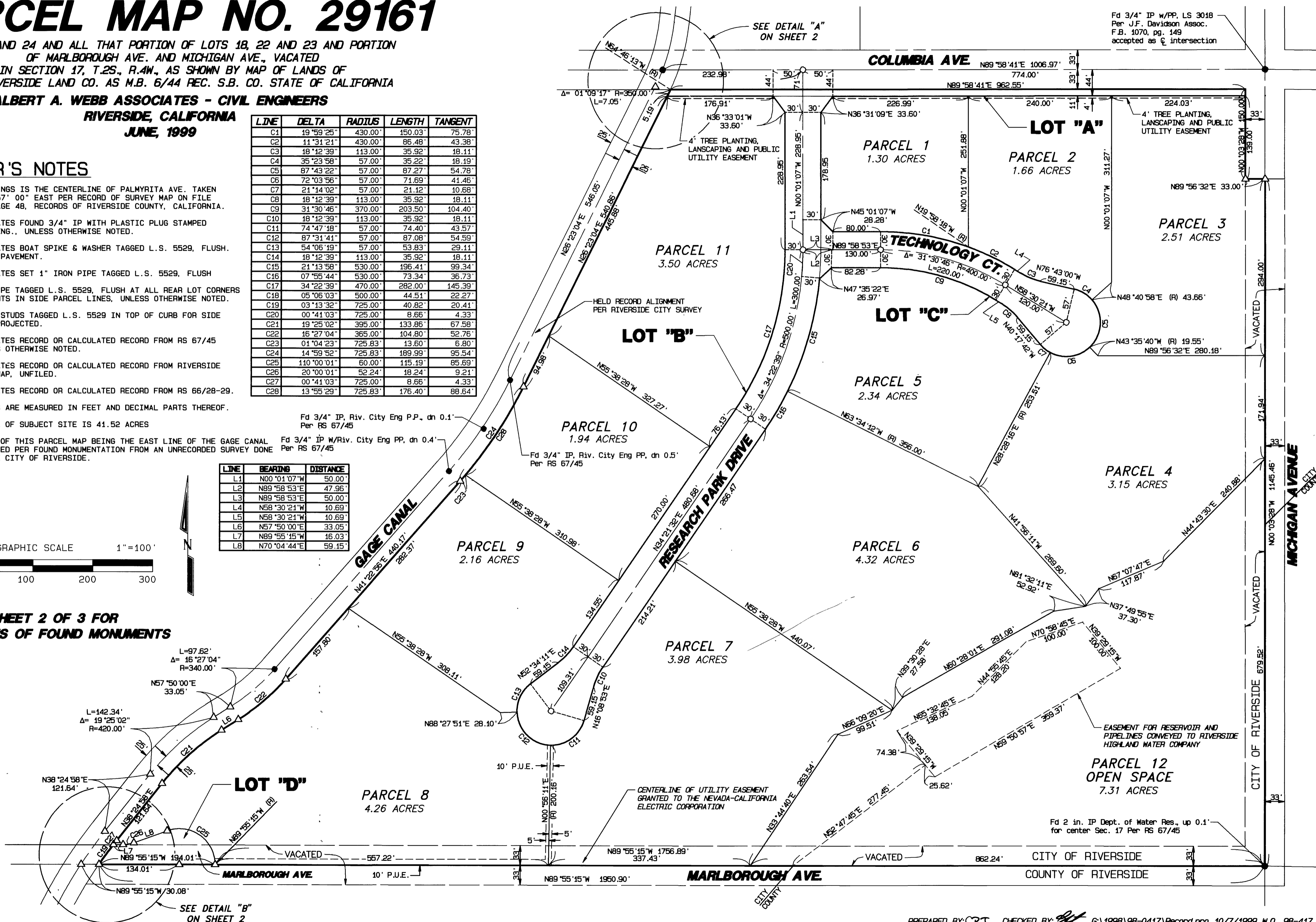
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- SET "RAM-SET" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE PARCEL LINES PROJECTED.
- INDICATES RECORD OR CALCULATED RECORD FROM RS 67/45 UNLESS OTHERWISE NOTED.
- INDICATES RECORD OR CALCULATED RECORD FROM RIVERSIDE CITY MAP, UNFILED.
- INDICATES RECORD OR CALCULATED RECORD FROM RS 66/28-29.
- ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE TOTAL AREA OF SUBJECT SITE IS 41.52 ACRES
- THE WEST LINE OF THIS PARCEL MAP BEING THE EAST LINE OF THE GAGE CANAL Fd 3/4" IP w/Riv. City Eng PP, dn 0.4' AND WAS ACCEPTED PER FOUND MONUMENTATION FROM AN UNRECORDED SURVEY DONE PER RS 67/45 IN 1979 BY THE CITY OF RIVERSIDE.

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	19°59'25"	430.00'	150.03'	75.78'
C2	11°31'21"	430.00'	86.48'	43.38'
C3	18°12'39"	113.00'	35.92'	18.11'
C4	35°23'58"	57.00'	35.22'	18.19'
C5	87°43'22"	57.00'	87.27'	54.78'
C6	72°03'56"	57.00'	71.69'	41.46'
C7	21°14'02"	57.00'	21.12'	10.68'
C8	18°12'39"	113.00'	35.92'	18.11'
C9	31°30'46"	370.00'	203.50'	104.40'
C10	18°12'39"	113.00'	35.92'	18.11'
C11	74°47'18"	57.00'	74.40'	43.57'
C12	87°31'41"	57.00'	87.08'	54.59'
C13	54°06'19"	57.00'	53.83'	29.11'
C14	18°12'39"	113.00'	35.92'	18.11'
C15	21°13'58"	530.00'	196.41'	99.34'
C16	07°55'44"	530.00'	73.34'	36.73'
C17	34°22'39"	470.00'	282.00'	145.39'
C18	05°06'03"	500.00'	44.51'	22.27'
C19	03°13'32"	725.00'	40.82'	20.41'
C20	00°41'03"	725.00'	8.66'	4.33'
C21	19°25'02"	395.00'	133.86'	67.58'
C22	16°27'04"	365.00'	104.80'	52.76'
C23	01°04'23"	725.83'	13.60'	6.80'
C24	14°59'52"	725.83'	189.99'	95.54'
C25	110°00'01"	60.00'	115.19'	85.69'
C26	20°00'01"	52.24'	18.24'	9.21'
C27	00°41'03"	725.00'	8.66'	4.33'
C28	13°55'29"	725.83'	176.40'	88.64'

LINE	BEARING	DISTANCE
L1	N00°01'07"W	50.00'
L2	N89°58'53"E	47.96'
L3	N89°58'53"E	50.00'
L4	N58°30'21"W	10.69'
L5	N58°30'21"W	10.69'
L6	N57°50'00"E	33.05'
L7	N89°55'15"W	16.03'
L8	N70°04'44"E	59.15'



NOTE: SEE SHEET 2 OF 3 FOR DESCRIPTIONS OF FOUND MONUMENTS



P.M.B. 195 / 22

P.M.B. 195 / 22