

CITY 103

P.M.B. 201 / 77

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP 30369

BEING A DIVISION OF LOT 9 OF TRACT NO. 28863 AS SHOWN ON MAP FILED IN MAP BOOK 276, PAGES 6 TO 10 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

OCTOBER, 2001 MDS CONSULTING-IRVINE, CALIFORNIA

RECORDER'S STATEMENT

Filed this 17th day of MAY, 2002
at 8:00 A.M. in Book 201 of Parcel Maps at
Pages 77-79 at the request of the
City Clerk.
Fee: \$ 11.00
No. 2002-261303
GARY L. ORSO, County Assessor - Clerk - Recorder

By: Chau H. Nguyen
DEPUTY

Subdivision Guarantee:
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 LAND SUBDIVIDED 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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, PARCELS A, B, C, D AND E.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED AS "FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES."

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT:

1. THOSE CERTAIN EASEMENTS FOR DRAINAGE FACILITIES PURPOSES GRANTED MAY 1, 1989 AS INSTRUMENT NO. 139126 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES GRANTED JULY 26, 2000 AS INSTRUMENT NO. 287089 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP
BY: Thomas D. Pomeroy Brent C. Anderson
BY: Thomas D. Pomeroy Brent C. Anderson
BY: Thomas D. Pomeroy Brent C. Anderson

NAME: THOMAS D. POMEROY NAME: BRENT C. ANDERSON

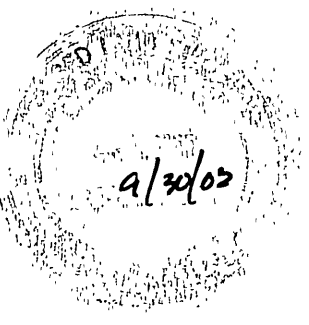
TITLE: PRESIDENT, CA DIVISION TITLE: SR. VICE PRESIDENT

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 9th DAY OF MAY, 2002 AND 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.

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

By: Mark S. Brown



NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 19th DAY OF MARCH, 2002, BEFORE ME, ETHEL G. GEORGE,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS D. POMEROY
and BRENT C. ANDERSON
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/HEY 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.

WITNESS MY HAND:

Ethel G. George
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY

ETHEL G. GEORGE
PRINT NAME

MY COMMISSION EXPIRES FEB. 9, 2004

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 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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATED: MAY 3, 2002

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

By: Dieter P. Westfeld

WATER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE WITH WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH PARCEL CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHTS-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED: May 3, 2002

BY: Jeffrey D. Sims
JEFFREY D. SIMS, RCE 46212

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. MARY H. TRAUTWEIN, ET AL, OWNER OF OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES PER DOCUMENT RECORDED APRIL 29, 1963 AS INSTRUMENT NO. 42998 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. EASTERN MUNICIPAL WATER DISTRICT, OWNER OF AN EASEMENT FOR PIPELINES, CONDUITS AND INGRESS AND EGRESS PER DOCUMENT RECORDED MARCH 4, 1955 IN BOOK 1702, PAGE 467 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
3. THE CITY OF RIVERSIDE, OWNER OF BLANKET EASEMENTS FOR MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES; BLANKET P.U.E., PUBLIC UTILITY EASEMENTS; BLANKET AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT AS DEDICATED ON THE MAP OF TRACT NO. 28863, M.B. 276/6-10, RIVERSIDE COUNTY RECORDS.
4. THE CITY OF RIVERSIDE, OWNER OF AN "OFFER OF DEDICATION" FOR PUBLIC STREET, PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 26, 2000 AS INSTRUMENT NO. 287077 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
5. MARCH INLAND PORT AIRPORT AUTHORITY, OWNER OF A BLANKET EASEMENT FOR AVIGATION PURPOSES PER DOCUMENT RECORDED JANUARY 10, 2002 AS INSTRUMENT NO. 2002-018063 OF OFFICIAL 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 ORDINANCES AT THE REQUEST OF COMMUNITIES SOUTHWEST DEVELOPMENT AND CONSTRUCTION COMPANY IN AUGUST, 2001.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 3/20/02

By: Gary W. Dokich
GARY W. DOKICH L.S. 4693

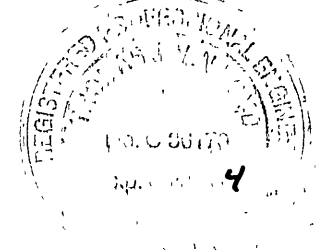


CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 9th DAY OF May, 2002 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOV. 25, 2001 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 HAVE BEEN COMPLIED WITH.

THOMAS J. BOVD
RCE 36170 LIC. EXP. 6/30/04
CITY ENGINEER

By: Thomas J. Boyd



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 30369.

PARCELS A, B, C, D AND E ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT:

1. THOSE CERTAIN EASEMENTS FOR DRAINAGE FACILITIES PURPOSES GRANTED MAY 1, 1989 AS INSTRUMENT NO. 139126 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES GRANTED JULY 26, 2000 AS INSTRUMENT NO. 287089 OF OFFICIAL 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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17th DAY OF MAY, 2002.

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

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, EXCEPT THE BONDS OF COMMUNITY FACILITIES DISTRICT NO. 86-1.

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

DATED: 5/3/02

PAUL S. SUNDEEN
CITY TREASURER

By: Paul S. Sundeen

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 \$ 119,900.

DATED: 5/3/2002

PAUL McDONNELL
COUNTY TAX COLLECTOR

By: Paul McDonnell
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 119,900 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: May 16 2002

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

By: Gerald A. Maloney
DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOSOILS, INC. ON OCTOBER 20, 2000 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

P.M.B. 201 / 77

PARCEL MAP 30369

BEING A DIVISION OF LOT 9 OF TRACT NO. 28863 AS SHOWN ON MAP FILED IN MAP BOOK 276, PAGES 6 TO 10 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

OCTOBER, 2001 MDS CONSULTING-IRVINE, CALIFORNIA

BASIS OF BEARINGS:

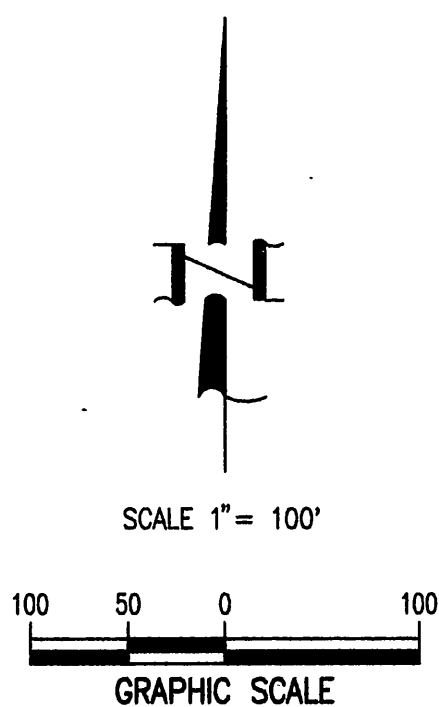
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TRAUTWEIN ROAD BEING NORTH 13°06'17" WEST AS SHOWN ON TRACT NO. 28863, FILED IN MAP BOOK 276, PAGES 6 TO 10 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

MONUMENT NOTES:

- INDICATES FOUND 1" I.P. TAGGED L.S. 3018 (DEPTH AS SHOWN) PER TRACT NO. 28863, M.B. 276/6-10 AND PER R.S. 83/51-56.
- INDICATES LOCATION OF 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.
- ▲ INDICATES LOCATION OF SPIKE AND WASHER STAMPED "LS 5346", FLUSH, PER TRACT NO. 28866-3, M.B. 299/6-11.
- INDICATES LOCATION OF SPIKE AND WASHER STAMPED "LS 5346", FLUSH, PER TRACT NO. 28866-7, M.B. 301/33-37.
- INDICATES LOCATION OF 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28866-3, M.B. 299/6-11.
- ▲ INDICATES LOCATION OF 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER PARCEL MAP NO. 29759, P.M.B. 197/86-88.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 4693", FLUSH.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 4693", FLUSH, OR NAIL AND TAG "LS 4693", FLUSH, (IN CONCRETE AREAS) AT ALL INTERIOR PARCEL CORNERS.

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
1	2°47'08"	946.00'	45.99'	23.00'
2	18°28'23"	615.00'	198.29'	100.01'
3	36°52'12"	100.00'	64.35'	33.33'
4	63°36'28"	30.00'	33.31'	18.60'
5	70°42'45"	5.00'	6.17'	3.55'
6	17°03'04"	145.00'	43.15'	21.74'
7	22°40'08"	400.00'	158.26'	80.18'
8	32°53'35"	346.00'	198.64'	102.14'
9	21°33'54"	166.00'	62.48'	31.61'
10	44°22'19"	60.00'	46.47'	24.47'
11	14°19'24"	346.00'	86.50'	43.48'
12	0°31'45"	906.00'	8.37'	4.18'
13	21°29'52"	30.00'	11.26'	5.70'
14	1°07'01"	3057.00'	59.59'	29.80'
15	1°09'15"	3057.00'	61.58'	30.79'
16	1°15'57"	3057.00'	67.54'	33.77'
17	1°01'00"	3057.00'	54.24'	27.12'
18	14°32'53"	175.00'	44.44'	22.34'
19	0°24'11"	615.00'	4.33'	2.18'
20	18°34'11"	346.00'	112.14'	56.57'
21	12°04'26"	246.00'	51.84'	26.02'
22	7°22'38"	946.00'	121.80'	60.99'
23	9°07'37"	946.00'	150.70'	75.51'
24	9°51'50"	906.00'	155.98'	78.18'
25	13°14'43"	160.00'	36.99'	18.58'
26	7°37'29"	160.00'	21.29'	10.66'
27	5°37'14"	160.00'	15.70'	7.85'
28	29°55'20"	60.00'	31.34'	16.03'
29	14°26'59"	60.00'	15.13'	7.85'
30	7°40'11"	145.00'	19.41'	9.72'
31	9°22'53"	145.00'	23.74'	11.90'



PORTION LOT 8
TRACT NO. 28863
M.B. 276/6-10

OFFER OF DEDICATION FOR PUBLIC STREET, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED 7-26-2000 AS INST. NO. 287077 O.R.

PORTION LOT 5
TRACT NO. 28863
M.B. 276/6-10

TRACT NO. 28866-3
M.B. 299/6-11

PARCEL 1
7.721 AC.

PARCEL 2
0.981 AC.

PARCEL 3
0.798 AC.

PARCEL 4
1.434 AC.

PARCEL 5
1.123 AC.

PARCEL 6
2.053 AC.

PARCEL 7
2.832 AC.

PARCEL 8
2.567 AC.

PARCEL 9
3.576 AC.

PARCEL D
0.060 AC.

PARCEL E
0.043 AC.

FOUND NOTHING AT B.C. SET MONUMENT AS INDICATED

EASEMENT NOTES:

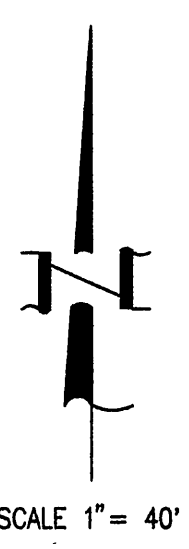
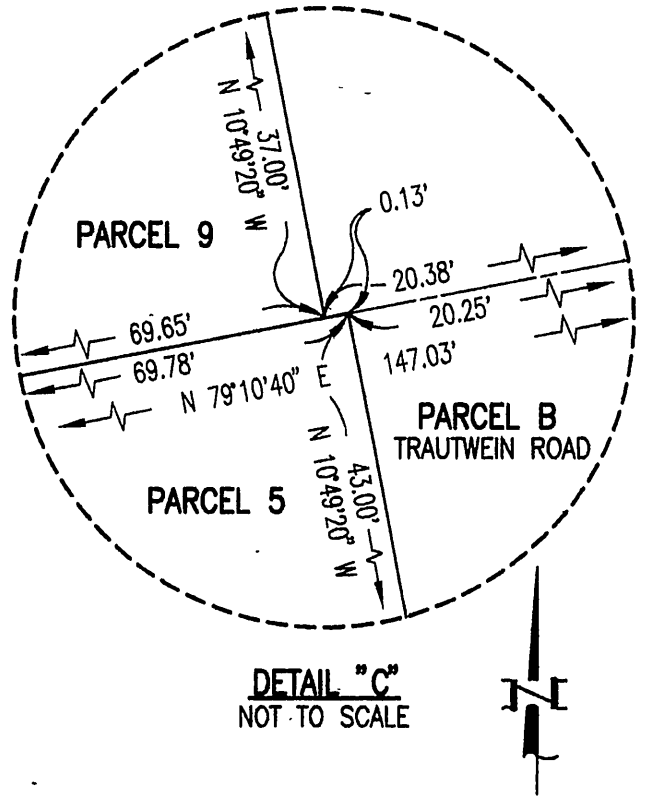
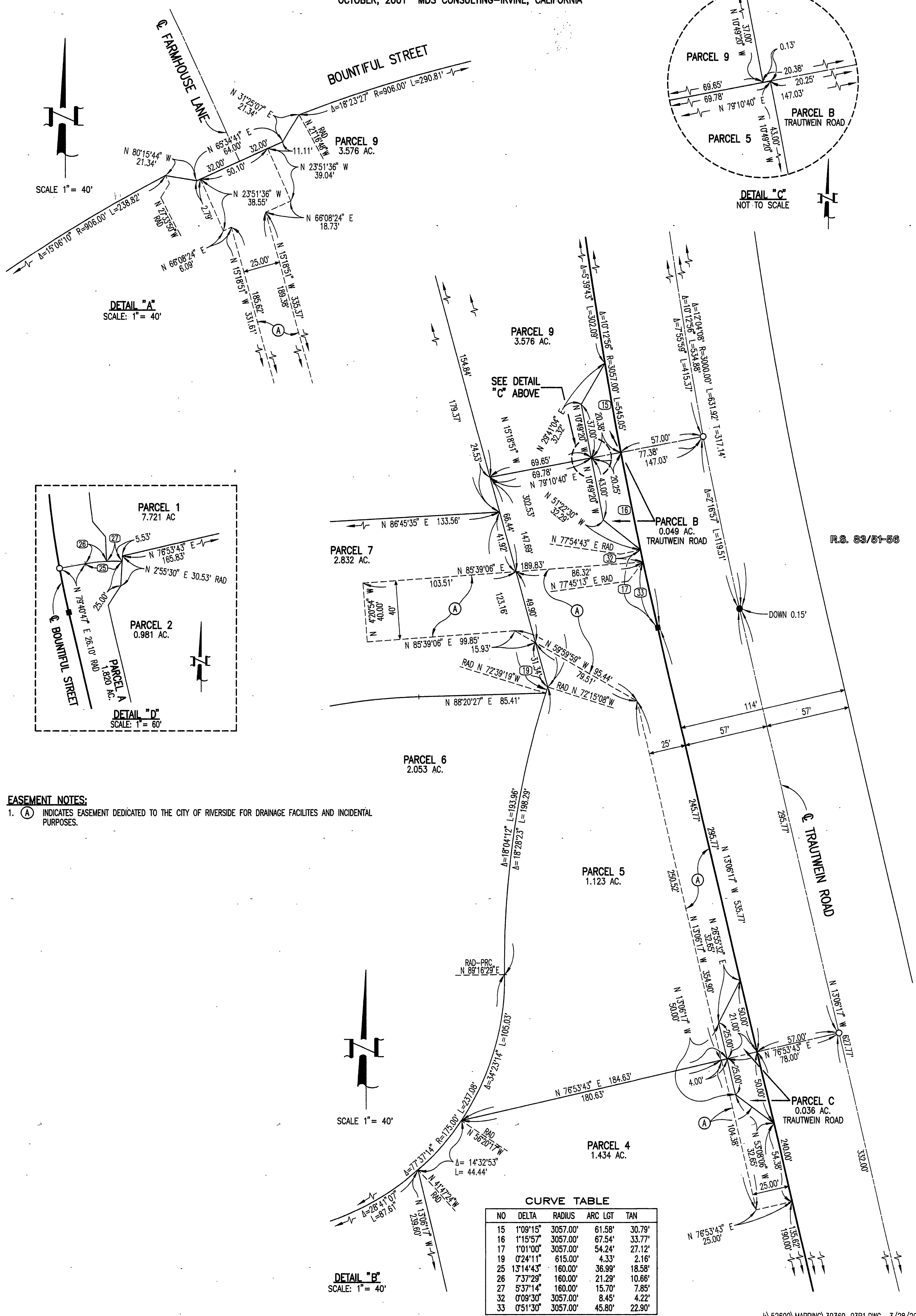
- PARCELS SHOWN HEREON ARE SUBJECT TO BLANKET EASEMENTS FOR MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES; P.U.E., PUBLIC UTILITY EASEMENTS; AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT AS DEDICATED ON THE MAP OF TRACT NO. 28863, M.B. 276/6-10.
- PARCELS SHOWN HEREON ARE SUBJECT TO A BLANKET EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY PER DOCUMENT RECORDED JANUARY 10, 2002 AS INSTRUMENT NO. 2002-018063 OF OFFICIAL RECORDS.
- Ⓐ INDICATES EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES.

PARCEL MAP 30369

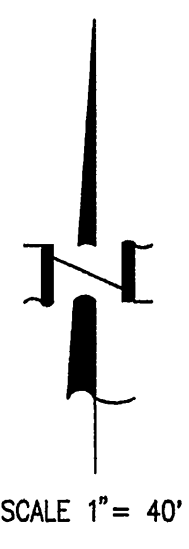
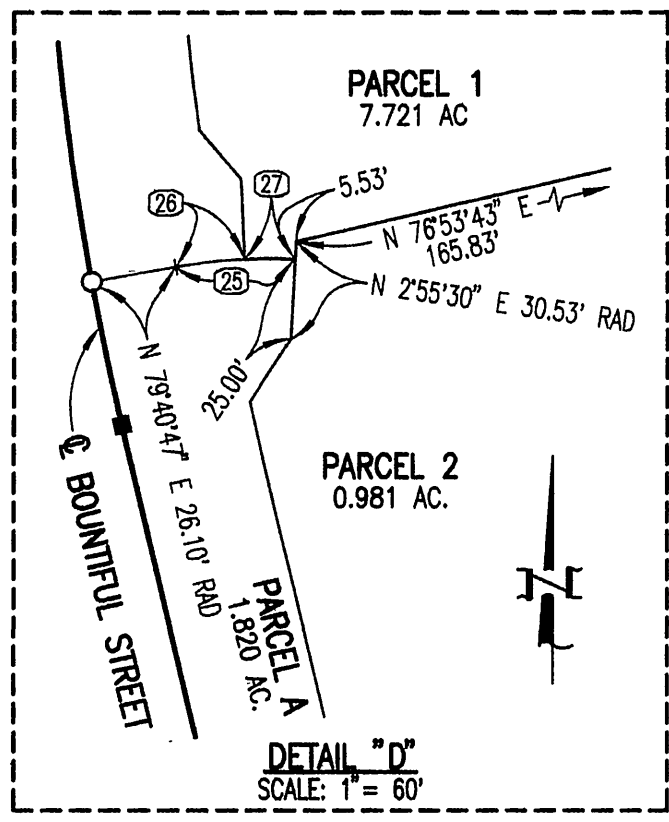
BEING A DIVISION OF LOT 9 OF TRACT NO. 28863 AS SHOWN ON MAP FILED IN MAP BOOK 276, PAGES 6 TO 10 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

OCTOBER, 2001 MDS CONSULTING-IRVINE, CALIFORNIA

CITY



DETAIL "A" SCALE: 1" = 40'



DETAIL "B" SCALE: 1" = 40'

EASEMENT NOTES:

1. (A) INDICATES EASEMENT DEDICATED TO THE CITY OF RIVERSIDE FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES.

CURVE TABLE

NO	DELTA	RADIUS	ARC LGT	TAN
15	1°09'15"	3057.00'	61.58'	30.79'
16	1°15'57"	3057.00'	67.54'	33.77'
17	1°01'00"	3057.00'	54.24'	27.12'
19	0°24'11"	615.00'	4.33'	2.16'
25	13°14'43"	160.00'	36.99'	18.58'
26	7°37'29"	160.00'	21.29'	10.66'
27	5°37'14"	160.00'	15.70'	7.85'
32	0°09'30"	3057.00'	8.45'	4.22'
33	0°51'30"	3057.00'	45.80'	22.90'