

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP NO. 31032

BEING A DIVISION OF PARCEL 3 SHOWN BY PARCEL MAP NO. 15239 PER P.M.B. BOOK 99, PAGES 46 AND 47, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.B. & M.

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDER LINE.

OTIS STEPHEN BALLARD AND NIKKI JEANNE BALLARD, TRUSTEES OF THE OTIS STEPHEN BALLARD AND NIKKI JEANNE BALLARD FAMILY TRUST DATED FEBRUARY 5, 1999, RECORDED JUNE 4, 1999, INST. NO. 1999-246428 OR

*Otis Stephen Ballard, Trustee*  
OTIS STEPHEN BALLARD, TRUSTEE

*Nikki Jeanne Ballard, Trustee*  
NIKKI JEANNE BALLARD, TRUSTEE

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON THIS 6th DAY OF August, 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED OTIS STEPHEN BALLARD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

*Andrew Boyd*  
NOTARY PUBLIC FOR AND SAID STATE  
MY COMMISSION EXPIRES Dec. 30, 2005  
COM.#: 1336926

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON THIS 6th DAY OF August, 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Nikki Jeanne Ballard KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

*Andrew Boyd*  
NOTARY PUBLIC FOR AND SAID STATE  
MY COMMISSION EXPIRES Dec. 30, 2005  
COM.#: 1336926

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, 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.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC FOR AND SAID STATE

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 3200 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: August 19, 2003

CASH TAX BOND

NANCY ROMERO  
CLERK TO THE BOARD OF SUPERVISORS

PAUL McDONNELL  
COUNTY TAX COLLECTOR

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

BY: *Bernice Arnold*  
DEPUTY

### UTILITIES EASEMENT

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

AN EASEMENT FOR POLELINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 30, 1959 AS BOOK 2501, PAGE 44 OF OFFICIAL RECORDS.

IN FAVOR OF: THE CITY OF RIVERSIDE

AFFECTS: THE NORTHEASTERLY AND NORTHWESTERLY 5 FEET OF SAID LAND

AN EASEMENT FOR POLELINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 7, 1959 AS BOOK 2505, PAGE 250 OF OFFICAL RECORDS.

IN FAVOR OF: THE CITY OF RIVERSIDE

AFFECTS: THE NORTHEASTERLY AND NORTHWESTERLY 5 FEET OF SAID LAND

DATE: 9/9/03

THOMAS R. EVANS  
PUBLIC UTILITIES DIRECTOR  
*Dieter P. Westfeld*

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITY

PARCEL 2 - NO WATER FEES AND CHARGES COLLECTED FOR PARCEL 2. EXISTING WATER SERVICE TO THIS PARCEL.

PARCELS 1 & 3 - THE SUBDIVIDER NAMED ON THIS PARCEL 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 FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCELS 1 AND 3 AS SHOWN.

#### ELECTRIC FACILITIES

PARCEL 2 - NO ELECTRIC FEES COLLECTED FOR PARCEL 2. EXISTING ELECTRIC SERVICE TO THIS PARCEL.

PARCELS 1 & 3 - THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS NOT DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS NOR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCELS 1 AND 3 AS SHOWN.

#### EASEMENTS

THE PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRICAL DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: 9/9/03

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR  
*Dieter P. Westfeld*

### SIGNATURE OMISSIONS

A RIGHT OF WAY RESERVED TO THE GAGE CANAL COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSE BY THE RECORDS.

EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE LAND HEREIN ABOVE DESCRIBED FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND CONNECTIONS AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH, AND ALSO SUCH RIGHTS AND RESERVATION AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE LAND HEREIN ABOVE DESCRIBED FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND CONNECTIONS AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH, AND ALSO SUCH RIGHTS AND RESERVATION AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THE 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 \$ 3200

DATED: August 19 2003

PAUL McDONNELL  
COUNTY TAX COLLECTOR  
*Bernice Arnold*  
Deputy

### RECORDER'S CERTIFICATE

FILED THIS 12th DAY OF SEPT, 2003 AT 8am IN BOOK 205 OF PARCEL MAPS AT PAGES 14-15 AT THE REQUEST OF THE CITY ENGINEER

FEES: \$9.00

NO.: 2003-710522

COUNTY RECORDER

BY: *Alfred J. ...* DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE, RIVERSIDE CALIFORNIA

### 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

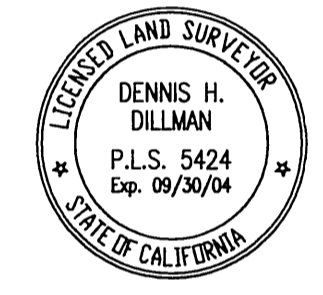
DATED: 9/26/03

PAUL C. SUNDEN  
CITY TREASURER

BY: *Bret ...*

### 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 SUBDIVISIONS MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF, OTIS STEPHEN BALLARD AND NIKKI JEANNE BALLARD IN NOVEMBER, 2002, AND ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



*Dennis H. Dillman*  
DENNIS H. DILLMAN, L.S. 5424  
DATED: July 23, 2003

### CITY ENGINEER'S CERTIFICATE

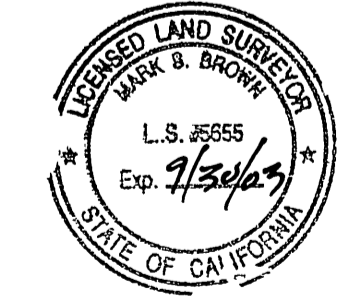
THIS MAP HAS BEEN EXAMINED BY ME THIS 11th DAY OF Sept, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JAN. 9, 2003 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND THE TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL HAVE BEEN COMPLIED WITH.



THOMAS J. BOYD  
R.C.E. 36170, LIC EXP 6/30/04  
CITY ENGINEER  
BY: *Thomas Boyd*

### CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 10th DAY OF Sept, 2003 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVE 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*

### SOILS REPORT

A PAD CERTIFICATION OF EXISTING PADS WAS PREPARED FOR THE UNDERLYING MAP OF THIS PARCEL MAP BY EARTH TECHNICS ON JUNE 23, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE IF CALIFORNIA, SECTION 17953, ALSO PERCOLATION INVESTIGATION FOR PARCEL NO. 3, BY AM/PAC AND ASSOCIATES ON APRIL 25, 2003.

P.M.B. 205 / 74

P.M.B. 205 / 74

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

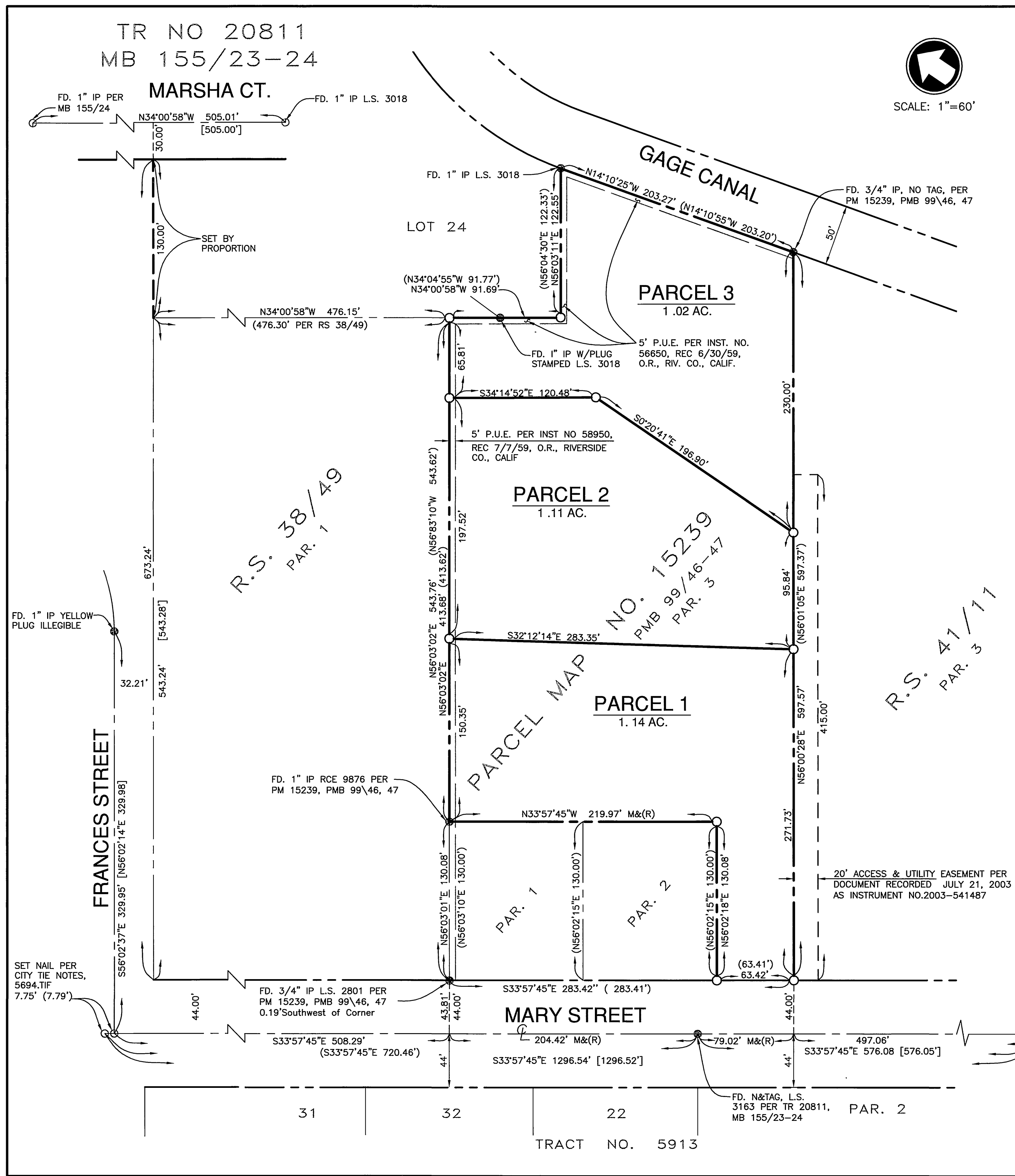
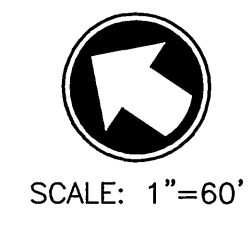
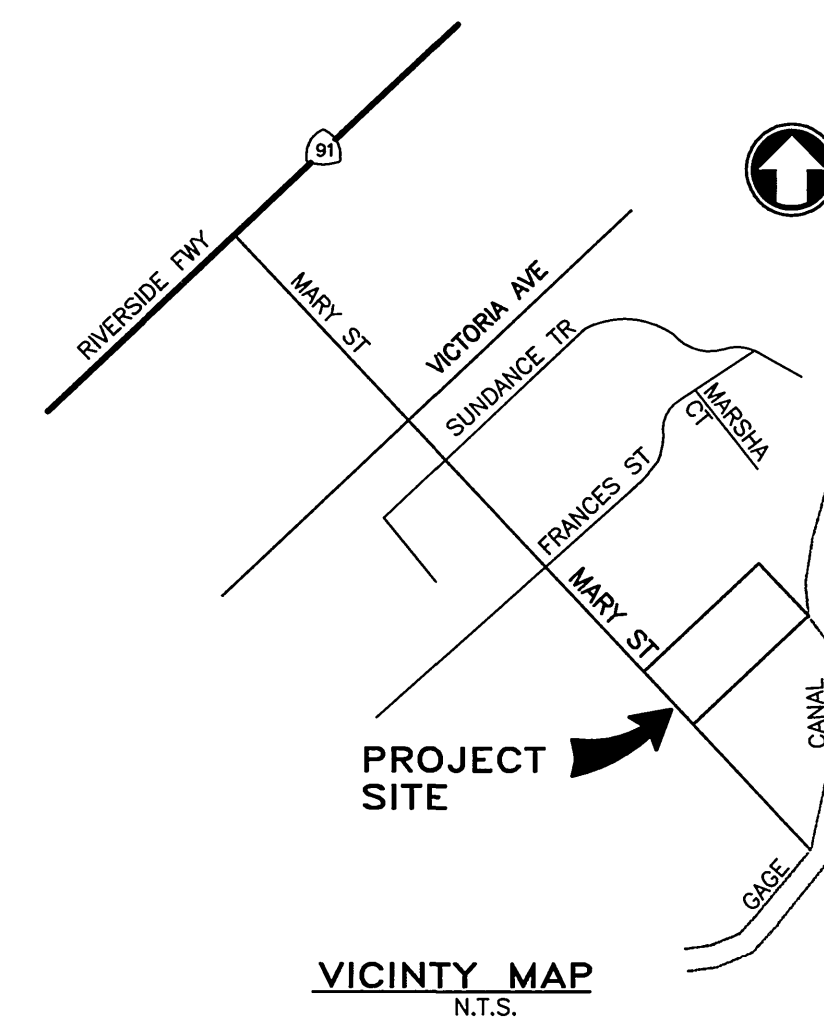
# PARCEL MAP NO. 31032

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JOHN EGAN & ASSOCIATES, INC. NOVEMBER 2002

### ENGINEER'S NOTES

1. BASIS OF BEARING FOR THIS MAP IS THE CENTERLINE OF MARY STREET TAKEN AS S33°57'46"E PER PM 15239, PMB 99, PAGES 46-47 RECORDS OF RIVERSIDE COUNTY
2. ● INDICATES FOUND SURVEY MONUMENT AS NOTED
3. ○ INDICATED SET 1" IP TAGGED L.S. 5424
4. THIS PARCEL MAP CONTAINS 3.27 ACRES, NET
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF
6. ( ) DENOTES RECORD DATE PER PMB 99, PAGES 46-47, RECORD OF RIVERSIDE COUNTY, CALIFORNIA OR AS NOTED
7. [ ] DENOTES RECORD DATA PER TRACT 20811 MB 155/23-24



P.M.B. 205/75

P.M.B. 205/75