

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA PARCEL MAP NO. 31451

BEING A DIVISION OF LOT1 OF TRACT NO. 19176 AS SHOWN BY MAP ON FILE IN BOOK 178 PAGES 19 TO 25 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

adkan ENGINEERS
RIVERSIDE, CA

SEPTEMBER 2003

RECORDER'S STATEMENT
FILED THIS 11TH DAY OF FEBRUARY, 2004 AT 8:00 A M IN BOOK 207 OF TRACT MAPS, AT PAGE 72-73 AT THE REQUEST OF THE RIVERSIDE CITY CLERK NO 2004-0097934
FEE \$ 900
GARY ORSO, COUNTY ASSESSOR, CLERK AND RECORDER
BY James D. Bennett DEPUTY
SUBDIVISION GUARANTEE
FIDELITY TITLE COMPANY
1300 DOVE ST SUITE 310
NEWPORT BEACH CA 92660

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITIONS, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, EQUIPMENT AND EARTHFILL OR DEPOSIT, THE EASEMENTS DESIGNATED OPEN SPACE EASEMENT SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF

JERRY LYNN SNELL

Jerry Lynn Snell

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } SS
COUNTY OF Riverside
ON 2/14/03 BEFORE ME, Kevin R. Lamy A NOTARY PUBLIC, PERSONALLY APPEARED Jerry Lynn Snell
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

SIGNATURE [Signature]
Commission # 1395732 exp date 1/24/07



BENEFICIARY
INDY MAC BANK FSB UNDER DEED OF TRUST RECORDED JUNE 3, 2003 AS INSTRUMENT NO 399208 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA

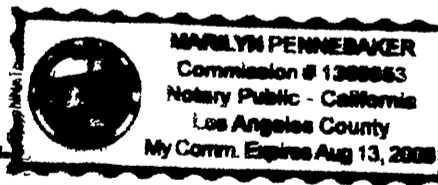
Edward L. Massey
EDWARD L. MASSEY
VICE PRESIDENT INDYMAC BANK
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } SS
COUNTY OF Los Angeles
ON FEB 9, 04 BEFORE ME, Marlynn Pennemaker A NOTARY PUBLIC, PERSONALLY APPEARED Edward L. Massey
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

SIGNATURE Marlynn Pennemaker
Commission # 1369653 exp date Aug 13, 2006



SIGNATURE OMISSIONS
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDER'S HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE

- HERBERT D TOBIN ET UX AND W.J. BORTNER ET UX EACH AS TO AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL MINERALS OR OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND BY DEED RECORDED APRIL 15 1957 IN BOOK 2072, PAGE 246 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA
- THE CITY OF RIVERSIDE FOR EASEMENT AND RIGHTS OF WAY AS SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 11 PAGES 20 AND 21, OF MAPS RECORDS OF SAN BERNARDINO COUNTY, CA SAID EASEMENT IS BLANKET IN NATURE
- THE OWNER OF THIS EASEMENT IS UNKNOWN, AND WAS FOR WATERLINES, POLE LINE AND ROAD AS RECORDED JANUARY 9, 1959, INSTRUMENT NO 2050, OF OFFICIAL RECORDS SAID EASEMENT CANNOT BE LOCATED FROM FROM RECORD INTERMITION
- THE CITY OF RIVERSIDE FOR EASEMENTS FOR SEWER, STORM DRAINS AND OPEN SPACE AS GRANTED BY DEDICATION ON TRACT 19176
- THE MARB/MIP FOR EASEMENT FOR AVIGATION PURPOSES INST NO 2003-192129, RECORDED 3/19/2003, O.R., RIV CO

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON DECEMBER 2, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY JOHN R. BYERLY

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 12/2, 2003

PAUL C. SUNDEEN
CITY TREASURER
BY Paul C. 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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 0,780. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

PAUL McDONNELL
COUNTY TAX COLLECTOR

DATED January 22 2004

BY Bernice Swaddell

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 PARCELS 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 12/2/03

BY Dieter B. Witzfeld
THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR

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 JERRY SNELL IN JANUARY OF 2003. I HEREBY STATE THAT THIS PARCEL 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 OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN

DATE 1/22/ 2004



BY Edy P. Adkison
EDY P. ADKISON, L.S. 5390
EXPIRES SEPTEMBER 30, 2004

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 4th DAY OF Dec, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 17, 2003 AND AMENDED BY THE CITY COUNCIL ON SEPTEMBER 16, 2003, 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

DATE 12/4/03



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 3rd DAY OF Dec, 2003 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

DATE 12/3/03



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

TENTATIVE MAP APPROVED SEPTEMBER 16, 2003

BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2,700 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 Jan 30 2004

CASH TAX BOND
DATE Jan 30 2004

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY Nancy Romero DEPUTY

PAUL McDONNELL
COUNTY TAX
BY _____ DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF TWO(2) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL MAP OF PARCEL MAP NO 31451
THE EASEMENT DESIGNATED OPEN SPACE EASEMENT ARE HEREBY ACCEPTED FOR OPEN SPACE PURPOSES
I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THE 6th DAY OF January, 2004

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

BY Colleen Nicol

201/72
P.M.B. 207/72

P.M.B. 207/72

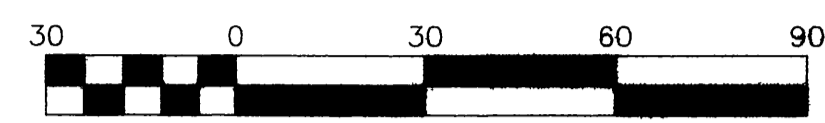
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA

PARCEL MAP NO. 31451

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adkan
ENGINEERS
RIVERSIDE, CA

SEPTEMBER 2003



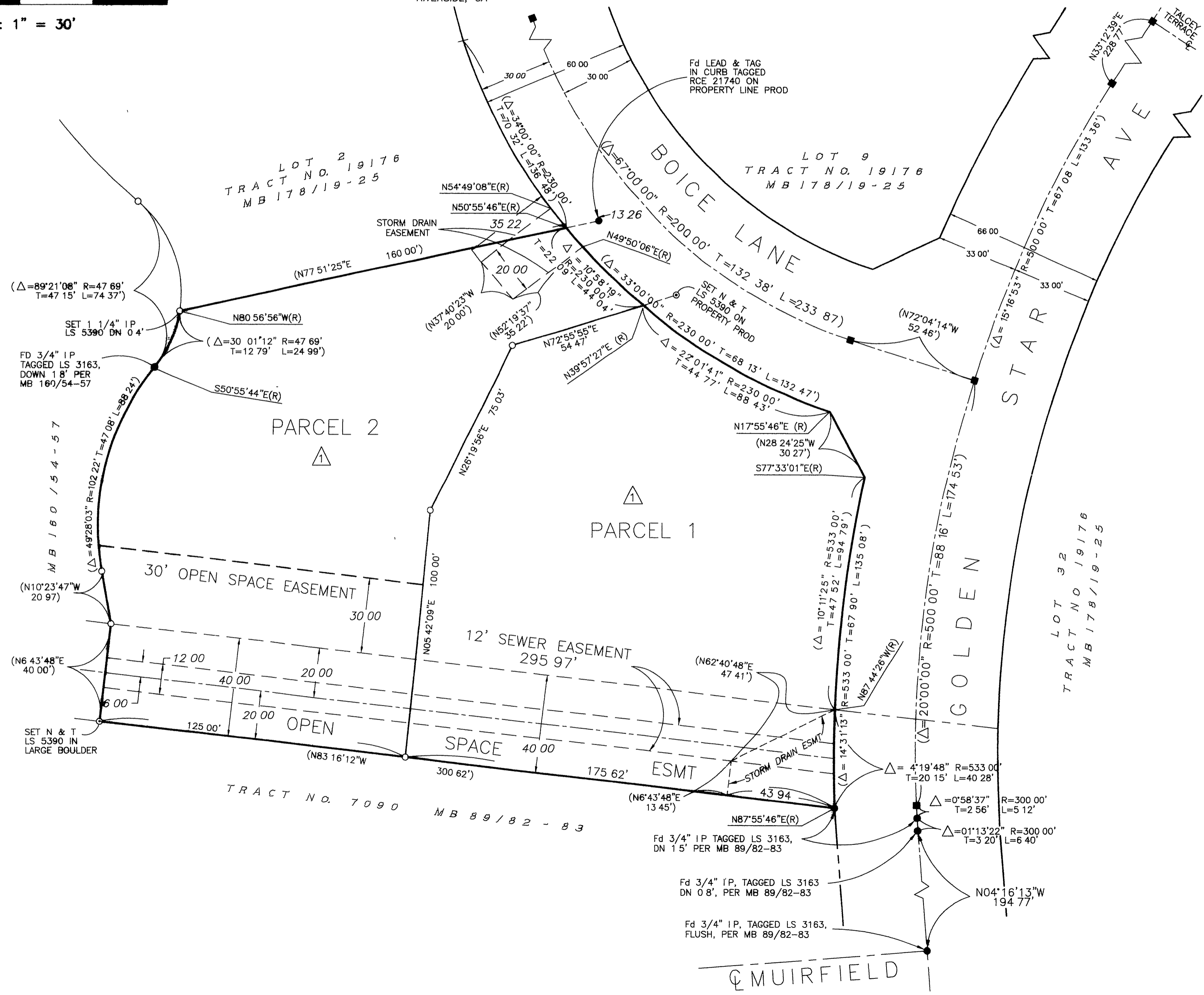
SCALE: 1" = 30'

SURVEYOR'S NOTES

- 1 BASIS OF BEARINGS BEING THE CENTERLINE OF GOLDEN STAR AVENUE, BEING N 33°12'39" E, PER MAP BOOK 178, PAGES 19 TO 25, RECORDS RIVERSIDE COUNTY CALIFORNIA
- 2 ● INDICATES FOUND MONUMENT, DESCRIBED AS SHOWN
- 3 ■ INDICATES FOUND 1" IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED, PER TRACT 19176 MAP BOOK 178/18-25
- 4 ○ INDICATES SET 1 1/4" IRON PIPE, TAGGED LS 5390, FLUSH UNLESS OTHERWISE NOTED
- 5 () INDICATES RECORD DATA PER MB 178/19-25 AND MEASURED

EASEMENT NOTES

- △ THIS IS AN EXISTING AVIGATION EASEMENT PER DEED RECORDED AS DOCUMENT 2003-192129 ON 3/19/2003 OVER BOTH PARCELS IN FAVOR OF MARB/MIP



P.M.B. 207 / 73

P.M.B. 207 / 73