

PARCEL MAP NO. 31421

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

BEING A SUBDIVISION OF LOTS 1 AND 18 OF TRACT NO. 15446 AS SHOWN PER MAP ON FILE IN BOOK 122, PAGES 40 AND 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN A PORTION OF SECTION 36, T.2S., R.6W., S.B.M.

JAMES J. BRENNAN, R.C.E. 20801 - OCTOBER 2003 - JAMES J. BRENNAN INC. - ORANGE, CALIFORNIA

City

208/75

P.M.B. 208 / 75

RECORDER'S STATEMENT:

SHEET 1 OF 3 SHEETS

FILED THIS 13th DAY OF April, 2004 AT 8 (AM) PM
IN BOOK 208 OF PARCEL MAPS, PAGES 75-77
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2004-0265938 GARY L. ORSO, COUNTY ASSESSOR.
CLERK, RECORDER.

FEE: \$ 11.00 BY: [Signature]

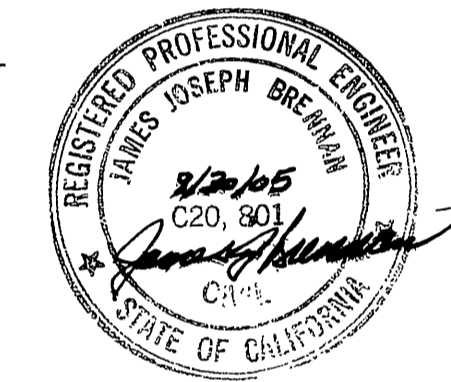
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY.

ENGINEER'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 DAVID H. CLARK, IN JULY 2003.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE (1) 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.

DATE: 3/18/04 [Signature]
JAMES J. BRENNAN
R.C.E. NO. 20801
EXP. DATE: 9/30/2005



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.

CLARK MANAGEMENT AND DEVELOPMENT, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY.

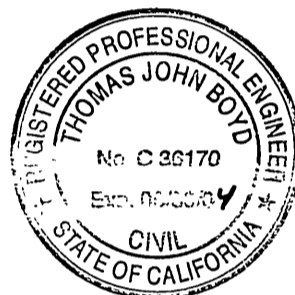
BY: [Signature]
DAVID H. CLARK, MANAGER

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 31st DAY OF March, 2004 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON July 17, 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 TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD,
R.C.E. NO. 36170 - LIC. EXP. DATE: 6/30/2004
CITY ENGINEER

BY: [Signature]



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 3-9-04 BEFORE ME Joyce F. Burke, Notary Public
PERSONALLY APPEARED David H. Clark
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

[Signature] MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR IS IN ORANGE COUNTY
SAID STATE

Joyce F. Burke MY COMMISSION EXPIRES 8-26-04

CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 31st DAY OF MARCH, 2004 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,
LIC. NO. 5655 - LIC. EXP. DATE: 9/30/2005
CITY SURVEYOR

BY: [Signature]



TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 5,500 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 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.

DATE: March 15, 2004 NANCY ROMERO, CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

CASH TAX BOND
DATE: March 15, 2004 PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

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 \$ 5,500. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.
DATE: March 15, 2004 PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

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: 4/7/04 PAUL S. SUNDEEN, CITY TREASURER

BY: [Signature]

P.M.B. 208 / 75

City
208
76

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SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LEIGHTON AND ASSOCIATES ON MARCH 12, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS:

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 INTERESTS CANNOT RIPEN INTO A FEE:

- 1 - A BLANKET EASEMENT FOR PIPELINE PURPOSES AS RESERVED BY SOUTHERN CALIFORNIA GAS COMPANY, THEIR SUCCESSORS OR ASSIGNS, RECORDED MAY 10, 1979 AS INSTRUMENT NO. 95979 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2 - THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT, RECORDED DECEMBER 24, 1981 AS INSTRUMENT NO. 237507 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES, AND INCIDENTAL PURPOSES.
- 3 - AN AVIGATION EASEMENT FOR AIRSPACE PURPOSES AS RESERVED BY THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, RECORDED AUGUST 22, 2003 AS INSTRUMENT NO. 2003-645414 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITIES EASEMENTS STATEMENT:

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

- 1 - CITY OF RIVERSIDE, SUCCESSOR TO THE CITIZENS DOMESTIC WATER COMPANY, AN EASEMENT FOR PIPES, DITCHES, OR FLUMES TOGETHER WITH CERTAIN WATER RIGHTS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: 3/30/04 THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR
BY: [Signature]
MM MHL

PUBLIC UTILITIES CERTIFICATE:

I HEREBY CERTIFY THAT THE SUB DIVIDER 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.

DATED: 3/30/04 THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR
BY: [Signature]
MM MHL

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 AND EVENT, A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF A BUILDING PERMIT.

P.M.B. 208 / 76

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ENGINEER'S NOTES:

- 1 - BASIS OF BEARING IS THE CENTERLINE OF JURUPA AVENUE TAKEN AS N. 80° 01' 00" E. AS SHOWN ON MAP OF TRACT 15446 M.B. 122/40-41 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2 - ● - INDICATES MONUMENTS FOUND AS NOTED.
- 3 - ○ - INDICATES SET 1" I.P. TAGGED R.C.E. 20801, FLUSH.
- 4 - ▲ - INDICATES SET LEAD & TACK WITH TAG R.C.E. 20801 IN CONCRETE GUTTER.
- 5 - □ - INDICATES SET & LEAD TACK WITH TAG R.C.E. 20801 IN TOP OF CONCRETE WALL.
- 6 - M - INDICATES MEASURED DATA.

FD. L. T&T R.C.E. 10470 IN CONCRETE GUTTER, (IN LIEU OF 1" I.P. PER TRACT NO. 15446), ACCEPTED AS NORTH WEST CORNER OF LOT 1 PER TRACT NO. 15446 M.B. 122/40-41

FD. 1" I.P. FLUSH WITH PLASTIC PLUG. TAG ILLEGIBLE, SET TAG R.C.E. 20801. ACCEPTED AS INTERSECTION OF RICKENBACKER AVENUE AND ORANGEWOOD DRIVE.

FD. 1" I.P. FLUSH WITH PLASTIC PLUG, R.C.E. 10470 PER TRACT NO. 15446, M.B. 122/40-41.

ORANGEWOOD DRIVE

FD. 1" I.P. DN. 0.8' WITH PLASTIC PLUG, R.C.E. 10470 PER TRACT NO. 15446 M.B. 122/40-41.

PARCEL 2
P.M. NO. 26775
P.M.B. 171/100-102

FD. 1" I.P. DN. 1.0' TAG ILLEGIBLE, ACCEPTED AS N.E. CORNER LOT 18, PER TRACT NO. 15446 M.B. 122/40-41.

PARCEL 4
0.534 ACRES

LOT 18

TRACT NO. 15446
M.B. 122/40-41

PARCEL 3
0.723 ACRES

PARCEL 2
0.446 ACRES

LOT 1

TRACT NO. 15446
M.B. 122/40-41

PARCEL 1
0.594 ACRES

FD. 1" I.P. DN. 0.5' WITH PLASTIC PLUG - R.C.E. 10470 PER TRACT NO. 15446, M.B. 122/40-41

N. 45° 36' 38" E. 32.20' M& (REC. PER TRACT 15446)

FD. 1" I.P. DN. 0.5' WITH PLASTIC PLUG - R.C.E. 10470 PER TRACT NO. 15446, M.B. 122/40-41

N. 80° 01' 00" E. 155.66' M& (REC. PER TRACT 15446)

FD. 1" I.P. FLUSH WITH PLASTIC PLUG, R.C.E. 10470 PER TRACT NO. 15446, M.B. 122/40-41.

N. 53° 40' 18" W. 38.46' M& (REC. PER TRACT 15446)

N. 80° 01' 00" E. 172.90' M& (REC. PER TRACT 15446)

FD. 1" I.P. DN. 0.5' WITH PLASTIC PLUG, R.C.E. 10470 PER TRACT NO. 15446 M.B. 122/40-41

N. 80° 01' 00" E. 855.88' M& (REC. PER TRACT 15446)

FD. 1" I.P. FLUSH WITH PLASTIC PLUG, R.C.E. 10470 PER TRACT NO. 15446, M.B. 122/40-41.

N. 00° 15' 51" E. 255.83' M& (REC. PER TRACT 15446)

N. 00° 15' 51" E. 311.72' M& (CALC. PER TRACT 15446)

N. 00° 15' 51" E. 140.38'

55.89'

620.90'

72.02'

43.82'

55.00'

89.57'

68.96'

30'

30'

30'

30'

30'

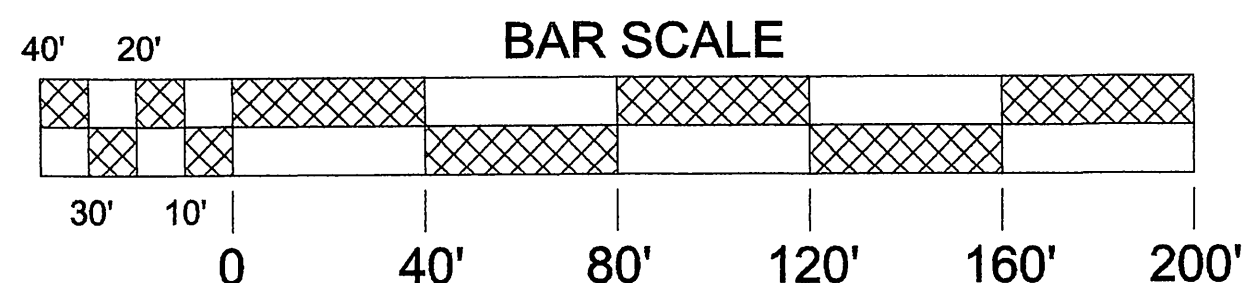
30'

30'

30'



SCALE 1" = 40'



AVENUE

WINTERHAVEN AVENUE

AVENUE

RICKENBACKER AVENUE

JURUPA AVENUE

P.M.B. 208/77

P.M.B. 208/77