

P.M.B. 214/22

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, THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

WE HEREBY REQUEST THAT LOT 'D' (1' BARRIER STRIP) OF TRACT 3561, M.B. 57/94-95, RIVERSIDE COUNTY, BE ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY REQUEST THAT THE FOLLOWING OFFER OF DEDICATION, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT.

1. THAT CERTAIN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES GRANTED JULY 6, 1983 AS INSTRUMENT NO. 135273, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

VINOD KATARIA

NANCY LAURY de KATARIA

TRUSTEE

WELLS FARGO BANK, N.A. AS SUCCESSOR IN INTEREST TO, BY MERGER WITH NORTH COUNTY BANK, A CALIFORNIA BANKING CORPORATION, BENEFICIARY RECORDED JUNE 15, 1999 AS INSTRUMENT NO. 1999-263822 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

WELLS FARGO BANK, N.A. AS SUCCESSOR IN INTEREST TO, BY MERGER WITH NORTH COUNTY BANK, A CALIFORNIA BANKING CORPORATION, BENEFICIARY RECORDED JUNE 15, 1999 AS INSTRUMENT NO. 1999-263824 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

BY ASSISTANT VICE PRESIDENT

TITLE

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA } S.S. COUNTY OF MARICOPA }

ON THIS 17th DAY OF June 2005, BEFORE ME, Patricia A. Sugrue, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

Robert Whipkey

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

MY COMMISSION EXPIRES 1/01/2006 MY PRINCIPAL PLACE OF BUSINESS IS IN Maricopa COUNTY

WITNESS MY HAND Patricia A. Sugrue NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME Patricia A. Sugrue

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S. COUNTY OF RIVERSIDE }

ON THIS 16th DAY OF June 2005, BEFORE ME, MARY GALLAGHER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

VINOD KATARIA and NANCY LAURY de KATARIA

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

MY COMMISSION EXPIRES sept. 23, 2007 MY PRINCIPAL PLACE OF BUSINESS IS IN SAN BERNARDINO COUNTY

WITNESS MY HAND Mary Gallagher CALIFORNIA NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME MARY GALLAGHER

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. AN EASEMENT FOR AN IRRIGATION DITCH REFERENCED BY DOCUMENT RECORDED JUNE 8, 1925 IN BOOK 644 PAGE 59 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ALLWEST GEOSCIENCE, INC. ON 4/05/05 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 32634

BEING A SUBDIVISION OF LOT 4, CALKINS ADDITION SUBDIVISION, ON FILE IN BOOK 11, PAGE 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY IN SEC. 28, T2S., R5W., S.B.M.

ESGATE ENGINEERING RIVERSIDE, CA. OCTOBER 2004

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 \$ 3,110

DATED June 27, 2005 PAUL McDONNELL COUNTY TAX COLLECTOR

BY Bernice Dand Deputy

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 3,100 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 June 27, 2005 NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS

BY Bernice Dand 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 32634.

LOT "A" AND THE BARRIER STRIP DESIGNATED AS LOT 'D' ON M.B. 57/94-95 ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR THE MAINTENANCE AND CONSTRUCTION OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATION FACILITIES.

THE FOLLOWING OFFER OF DEDICATION IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT.

1. THAT CERTAIN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES GRANTED JULY 6, 1983 AS INSTRUMENT NO. 135273, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE 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 9th DAY OF August, 2005

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

BY Colleen Nicol

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 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 7/21/05 DAVID H. WRIGHT PUBLIC UTILITIES DIRECTOR

BY David H. Wright

UTILITIES EASEMENT STATEMENT

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

1. AN EASEMENT FOR WATER DITCHES, PIPES AND FLUMES IN FAVOR OF THE RIVERSIDE WATER COMPANY, BY DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 12, 1885 IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

DATE 7/21/05 DAVID H. WRIGHT PUBLIC UTILITIES DIRECTOR

BY David H. Wright

RECORDER'S STATEMENT

FILED THIS 17 DAY OF August, 2005, AT 8:14 A.M. IN BOOK 214 OF PARCEL MAPS AT PAGES 22-23 AT THE REQUEST OF THE CITY CLERK

OF THE CITY OF RIVERSIDE FEE \$ 95 NO. 2005-0614310

LARRY W. WARD, COUNTY ASSESSOR, CLERK, RECORDER

BY Deputy

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

ENGINEERS STATEMENT

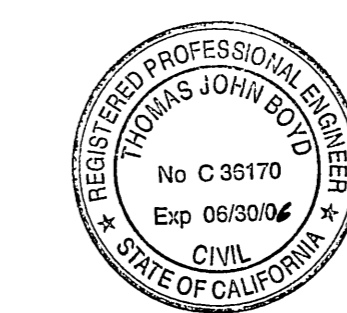
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VINOD & NANCY KATARIA IN OCTOBER 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS IN 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. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



DATED 6/15/2005 Brian G. Esgate R.C.E. 21884 LICENSE EXPIRES 9/30/05

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 27th DAY OF July, 2005 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON 4-9-2005 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 RCE 36170 LIC EXP 6/30/06 CITY ENGINEER BY Thomas Boyd

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 21st DAY OF July, 2005 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. 56654 LIC. EXP. 9/30/05 CITY SURVEYOR BY Mark S. Brown

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 7/21/05

PAUL C. SUNDEEN CHIEF FINANCIAL OFFICER/TREASURER

BY Paul C. Sundeen

P.M.B. 214/22

PARCEL MAP NO. 32634

BEING A SUBDIVISION OF LOT 4, CALKINS ADDITION SUBDIVISION, ON FILE IN BOOK 11, PAGE 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY IN SEC. 28, T2S., R5W., S.B.M.

ESGATE ENGINEERING
RIVERSIDE, CA.

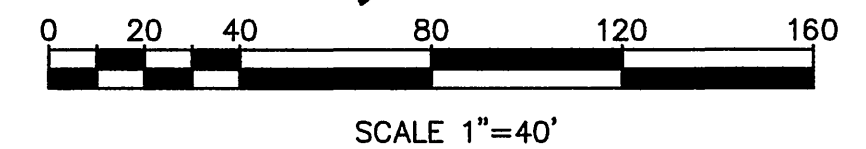
OCTOBER 2004

ENGINEER'S NOTES

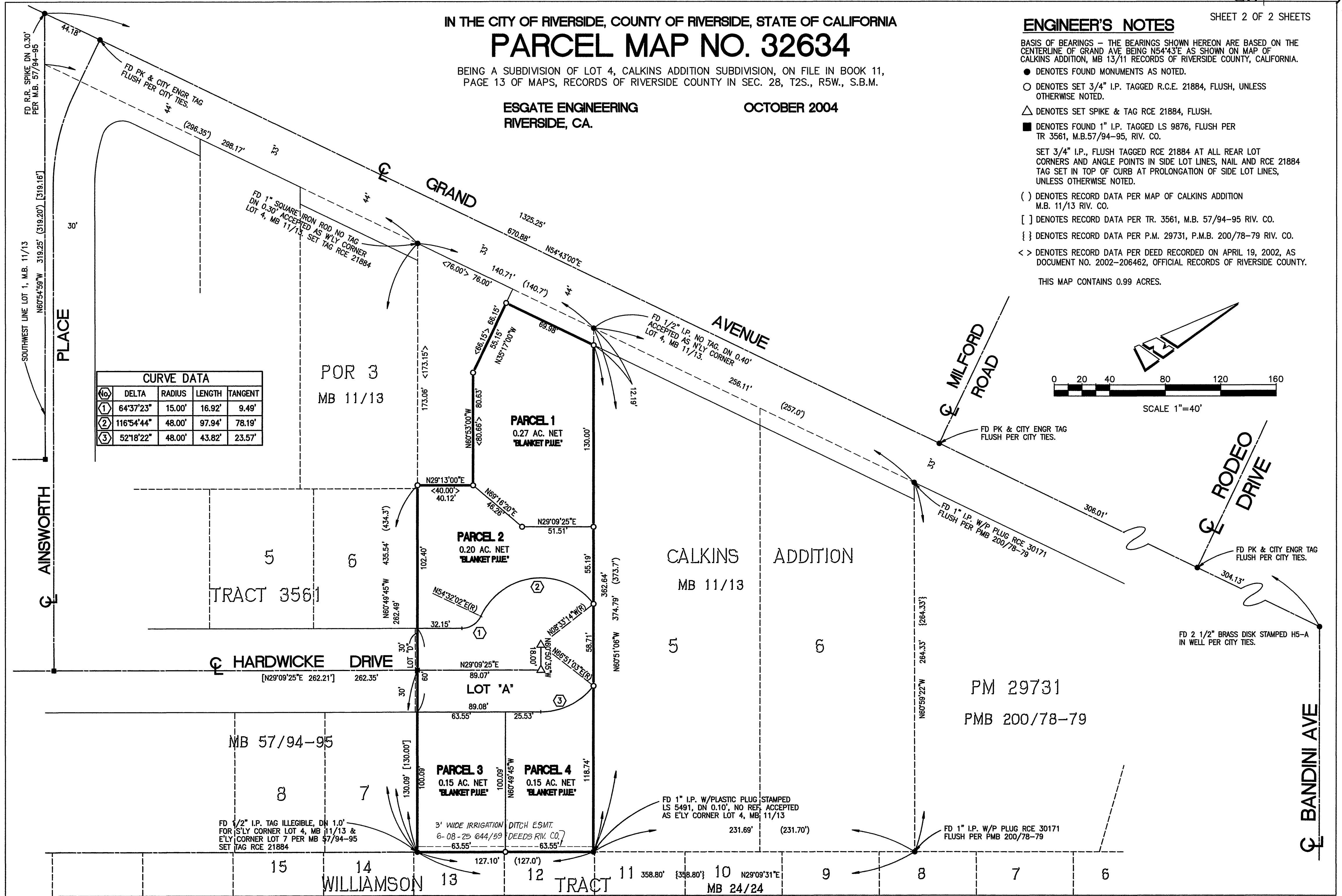
BASIS OF BEARINGS - THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GRAND AVE BEING N54°43'E AS SHOWN ON MAP OF CALKINS ADDITION, MB 13/11 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- DENOTES FOUND MONUMENTS AS NOTED.
- DENOTES SET 3/4" I.P. TAGGED R.C.E. 21884, FLUSH, UNLESS OTHERWISE NOTED.
- △ DENOTES SET SPIKE & TAG RCE 21884, FLUSH.
- DENOTES FOUND 1" I.P. TAGGED LS 9876, FLUSH PER TR 3561, M.B.57/94-95, RIV. CO.
- SET 3/4" I.P., FLUSH TAGGED RCE 21884 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, NAIL AND RCE 21884 TAG SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- () DENOTES RECORD DATA PER MAP OF CALKINS ADDITION M.B. 11/13 RIV. CO.
- [] DENOTES RECORD DATA PER TR. 3561, M.B. 57/94-95 RIV. CO.
- { } DENOTES RECORD DATA PER P.M. 29731, P.M.B. 200/78-79 RIV. CO.
- < > DENOTES RECORD DATA PER DEED RECORDED ON APRIL 19, 2002, AS DOCUMENT NO. 2002-206462, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THIS MAP CONTAINS 0.99 ACRES.



CURVE DATA				
No.	DELTA	RADIUS	LENGTH	TANGENT
①	64°37'23"	15.00'	16.92'	9.49'
②	116°54'44"	48.00'	97.94'	78.19'
③	52°18'22"	48.00'	43.82'	23.57'



P.M.B. 214/23

P.M.B. 214/23

BANDINI AVE

city

214
23