

2006-0743574 ORIGINAL 218/91

SCALE: 1" = 60'
1.20 ACRES GROSS
1.05 ACRES NET

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 32609

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

BEING A SUBDIVISION OF A PORTION OF LOT 18, BLOCK 21, OF
LA GRANADA, AS SHOWN BY MAP FILED IN BOOK 12, PAGES 42
THROUGH 51, INCLUSIVE OF MAPS RECORDS OF RIVERSIDE COUNTY.
LOCATED IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

M.I.LLOT ENGINEERING GROUP, INC.
COVINA, CA.

DECEMBER 2004

RECORDER'S CERTIFICATE

FILED THIS 6th DAY OF October, 2006,
AT 8:00 A.M. IN BOOK 218 OF PARCEL MAPS
AT PAGES 91-92 AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

No. 2006-0743574 FEE \$9.00
LARRY W. WARD, COUNTY ASSESSOR-CLERK RECORDER

BY: Shirley L. Zawal DEPUTY
SUBDIVISION GUARANTEE BY:
INVESTORS TITLE COMPANY

OWNER'S STATEMENT:

I HEREBY STATE THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

Jose V. De Anda
JOSE V. DEANDA, A MARRIED MAN
AS HIS SOLE AND SEPARATE PROPERTY

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON, March 21, 2006 BEFORE ME, Maria Martinez-Mejia
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOSE V. DEANDA, A MARRIED MAN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND MY COMMISSION: 1627630
EXPIRATION DATE: December 6, 2009

Maria Martinez-Mejia Maria Martinez-Mejia
NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

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:

CITY OF RIVERSIDE, HOLDER OF ABUTTER'S RIGHTS OF INGRESS AND EGRESS, AS DISCLOSED BY DOCUMENT RECORDED DECEMBER 2, 1977 AS INSTRUMENT No. 240537 OFFICIAL RECORDS.

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 OR PROVISIONS FOR THE INSTALLATION OF WATER OR ELECTRICAL FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE: 1-28-06
DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER
BY: David H. Wright
MMVB

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 AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

UTILITIES EASEMENT STATEMENT:

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

RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH THE RIGHT TO ENTRY FOR THE PURPOSES OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES CANALS, PIPE LINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS SET OUT IN DEED RECORDED AUGUST 11, 1919, IN BOOK 508, PAGE 101 OF DEEDS.

A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY TO EXCAVATE FOR AND LAY, CONSTRUCT MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OF LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO FOR THE CONVEYANCE OF WATER IN, OVER, AND ACROSS THE HEREIN DESCRIBED PROPERTY TOGETHER WITH CERTAIN WATER AND WATER RIGHTS, AS SET OUT IN DEED RECORDED MARCH 18, 1926, IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A PERPETUAL EASEMENT GRANTED TO ARLINGTON MUTUAL WATER COMPANY, FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS, AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER AS SET OUT IN DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS.

AN EASEMENT GRANTED TO TWIN BUTTES WATER COMPANY, FOR P.U. LINE AND INCIDENTAL PURPOSES AS SET OUT IN DEED RECORDED JULY 8, 1923 IN BOOK 589, PAGE 42 OF DEEDS.
DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER
DATE 1-28-06 BY: David H. Wright
CITY TREASURER CERTIFICATE: MMVB

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 FOR THOSE NOTE BELOW. NONE

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

DATE: 7/17, 2006
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER.
BY: Paul C. Sundeen
DEPUTY

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 JOSE V. DEANDA ON DECEMBER 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN A YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



Gilberto Millo 3/21/06
GILBERTO MILLOT, LS 7552 DATE
LS 7552, EXP. 12/31/07

CITY ENGINEER'S CERTIFICATE:

THIS MAP MAP HAS BEEN EXAMINED BY ME THIS 31st DAY OF July, 2006, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 22, 2004 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, EXP. 6/30/08
CITY ENGINEER.

BY: Thomas J. Boyd



CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 28 DAY OF July, 2006 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. 9/30/07
CITY SURVEYOR.

BY: Mark S. Brown



SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THE UNDERLYING MAP OF THIS SUBDIVISION BY SID GEOTECHNICAL INC. ON NOVEMBER 12, 2003, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 REAL 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 \$ 5,500.00

DATE: 9-7, 2006 PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Paul McDonnell

TAX BOND STATEMENT:

I HEREBY STATE THAT A TAX BOND IN SUM OF \$ 5,500.00 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: _____ NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

CASH TAX BOND
DATE: 9-7-06
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: Paul McDonnell

2006-0743574 ORIGINAL 218/92

P.M.B. 218 / 92

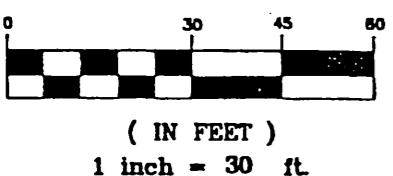
PARCEL MAP NO. 32609

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

BEING A SUBDIVISION OF A PORTION OF LOT 18, BLOCK 21, OF
LA GRANADA, AS SHOWN BY MAP FILED IN BOOK 12, PAGES 42
THROUGH 51, INCLUSIVE OF MAPS RECORDS OF RIVERSIDE COUNTY.
LOCATED IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

M.I.LLOT ENGINEERING GROUP, INC.
COVINA, CA.

DECEMBER 2004

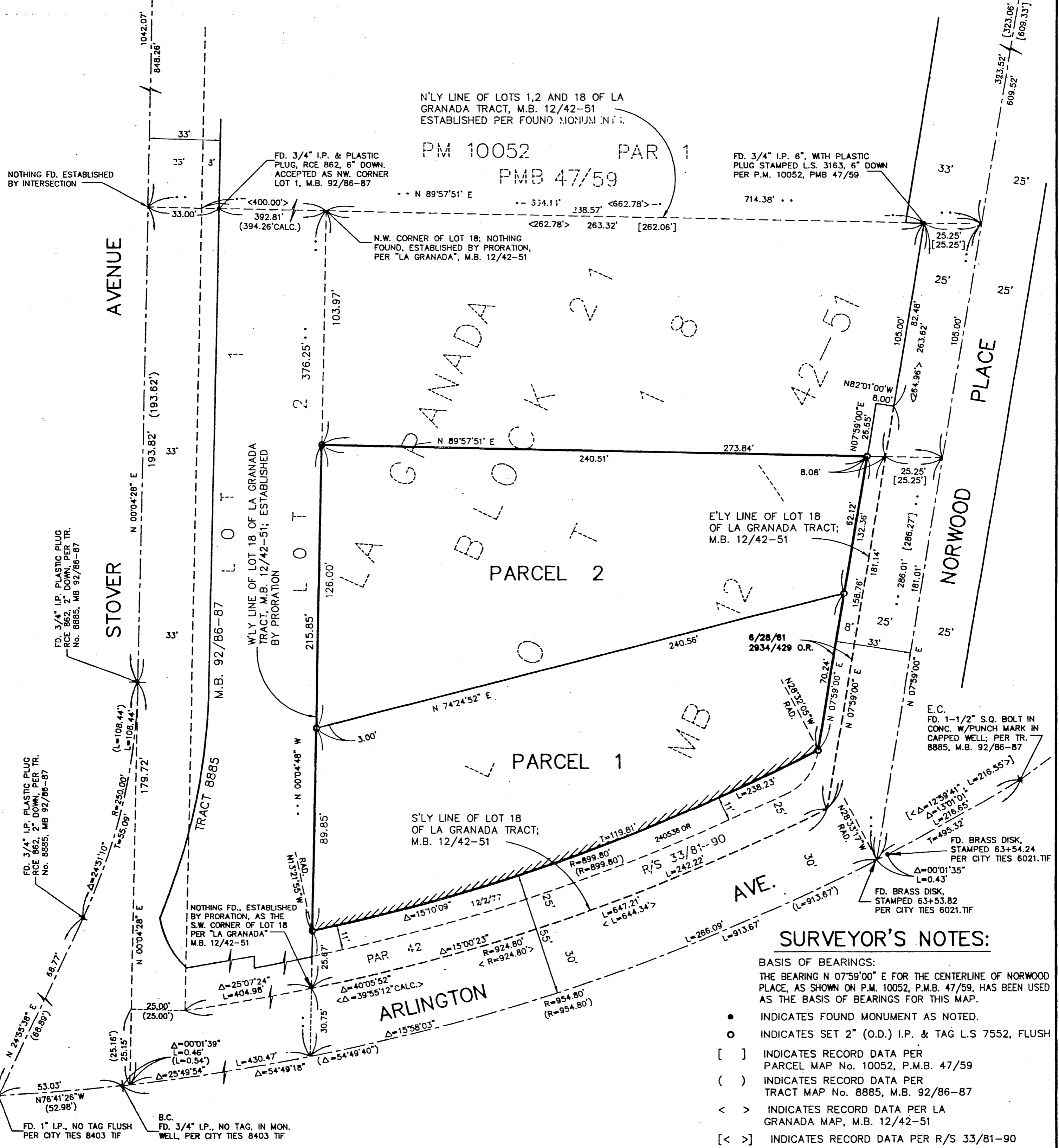


(IN FEET)
1 inch = 30 ft

FURY DRIVE

FD. 3/4" I.P., PLUG ILLEGIBLE
2" DOWN, NO REF. ACCEPTED
AS CL. INTERSECTION OF STOVER
AVE. AND FURY DR.
SET TAG L.S. 7552

FD. R.R. SPIKE, PER
P.M. 10052, PMB 47/59



N'LY LINE OF LOTS 1,2 AND 18 OF LA
GRANADA TRACT, M.B. 12/42-51
ESTABLISHED PER FOUND MONUMENT.

PM 10052 PAR 1
PMB 47/59

FD. 3/4" I.P., 6" WITH PLASTIC
PLUG STAMPED L.S. 3163, 6" DOWN
PER P.M. 10052, PMB 47/59

N.W. CORNER OF LOT 18; NOTHING
FOUND, ESTABLISHED BY PRORATION,
PER "LA GRANADA", M.B. 12/42-51

E'LY LINE OF LOT 18
OF LA GRANADA TRACT;
M.B. 12/42-51

S'LY LINE OF LOT 18
OF LA GRANADA TRACT;
M.B. 12/42-51

E.C.
FD. 1-1/2" S.O. BOLT IN
CONC. W/PUNCH MARK IN
CAPPED WELL; PER TR.
8885, M.B. 92/86-87

FD. BRASS DISK,
STAMPED 63+54.24
PER CITY TIES 6021.TIF

FD. BRASS DISK,
STAMPED 63+53.82
PER CITY TIES 6021.TIF

SURVEYOR'S NOTES:

- BASIS OF BEARINGS:
THE BEARING N 07°59'00" E FOR THE CENTERLINE OF NORWOOD PLACE, AS SHOWN ON P.M. 10052, P.M.B. 47/59, HAS BEEN USED AS THE BASIS OF BEARINGS FOR THIS MAP.
- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 2" (O.D.) I.P. & TAG L.S. 7552, FLUSH
 - [] INDICATES RECORD DATA PER PARCEL MAP No. 10052, P.M.B. 47/59
 - () INDICATES RECORD DATA PER TRACT MAP No. 8885, M.B. 92/86-87
 - < > INDICATES RECORD DATA PER LA GRANADA MAP, M.B. 12/42-51
 - [< >] INDICATES RECORD DATA PER R/S 33/81-90
 - ////// INDICATES VEHICULAR ACCESS RIGHTS WAIVED PER INSTR. # 240537 O.R. RECORDED 12/2/1977
- 1"=30' MAP SCALE
0.94 GROSS AREA (ACRES)

P.M.B. 218 / 92