

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

TRACT MAP 28954

BEING A DIVISION OF A PORTION OF LOT 7 OF HORTON'S SUBDIVISION PER MAP BOOK 3/20, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SEC. 14, T.3 S., R.5 W., S.B.M. ALSO SHOWN AS PARCEL 1, R.S. 36/62, RECORDS OF RIVERSIDE COUNTY.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE FOR PUBLIC USE FOR STREETS AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "C" INCLUSIVE.

WE THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1, 12, 13 & 14 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS WASHINGTON STREET ADJOINING SAID LOTS.

WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND WALLS THE EASEMENT DESIGNATED AS 13' LANDSCAPE AND WALL EASEMENT.

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT, AND EARTHFILL OR DEPOSIT, THE EASEMENTS / AERA DESIGNATED AS "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.

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 3' P.U.E..

WASHINGTON / WHITEGATES, A CALIFORNIA LIMITED PARTNERSHIP

[Signature]

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF _____

ON 8/4/99, BEFORE ME, Carolyn Villines, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Kirk David Bawlus Mike Conway, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF Washington Whitegates LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 8/21/2000

WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]

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 ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: Aug 30, 99

BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR

BY: *[Signature]*

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON MAY 7, 1999, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY JOHN R. BYERLY.

J.N. BEELER and ASSOCIATES
RIVERSIDE, CALIFORNIA

JULY 1999

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 28954, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 5, 1998 AND ANY APPROVED ALTERATIONS THEREOF; THAT 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 OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: 8-30, 1999

RICHARD D. MC GRATH, CITY ENGINEER
R.C.E. 31952 EXPIRES 12/31/2000

BY: *[Signature]*

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 OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS OR BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 8/16, 1999

JERRY ROGERS, CITY TREASURER

BY: *[Signature]*

UTILITIES EASEMENT

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

AN EASEMENT FOR ELECTRICAL DISTRIBUTION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE IN INSTRUMENT RECORDED SEPTEMBER 11, 1978 AS INSTRUMENT NO. 191374 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: AUG 30, 1999

BILL D. CARNAHAN, PUBLIC UTILITIES DIRECTOR

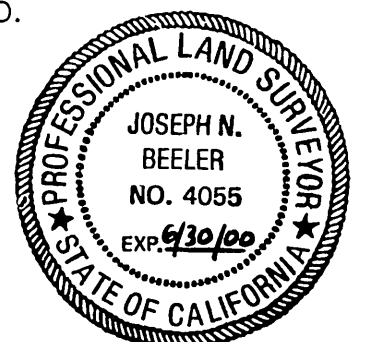
BY: *[Signature]*

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY OF 1999; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE WITHIN ONE (1) YEAR OF THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: JULY 27, 1999

[Signature]
JOSEPH N. BEELER
P.L.S. 4055 EXPIRES 6/30/2000



RECORDER'S STATEMENT

FILED THIS 13th DAY OF SEPT., 1999, AT 8:00 A.M. IN BOOK 284 OF MAPS, AT PAGES 16-17, AT THE REQUEST OF THE CITY CLERK.

NO. 1999-409564
FEE \$8.00

GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

BY: *[Signature]*, DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE OF CALIFORNIA, INC.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 28954.

LOTS "A" THROUGH "C" INCLUSIVE ARE HEREBY ACCEPTED FOR STREET AND PUBLIC UTILITY PURPOSES.

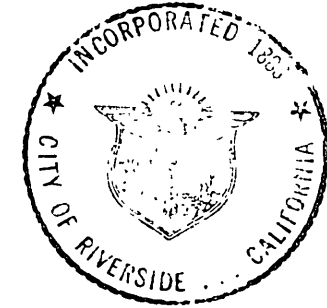
THE EASEMENT/AREA DESIGNATED AS "OPEN SPACE EASEMENT" IS HEREBY ACCEPTED FOR OPEN SPACE.

THE EASEMENTS/AREAS DESIGNATED AS "13' LANDSCAPE AND WALL EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND WALLS.

THE EASEMENTS DESIGNATED AS 3' P.U.E. ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE CITY 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, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF September, 1999.



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

BY: *[Signature]*

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 \$ 4600.00

DATE: 8-6-99

PAUL MC DONNELL COUNTY TAX COLLECTOR

BY: *[Signature]*
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 4600.00 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 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: August 6, 1999

GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS
Paul McDonnell Co. TREASURER - TAX COLLECTOR

BY: *[Signature]*
DEPUTY

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TRACT MAP 28954

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J.N. BEELER and ASSOCIATES
RIVERSIDE, CALIFORNIA

JULY 1999

SURVEYOR'S NOTES

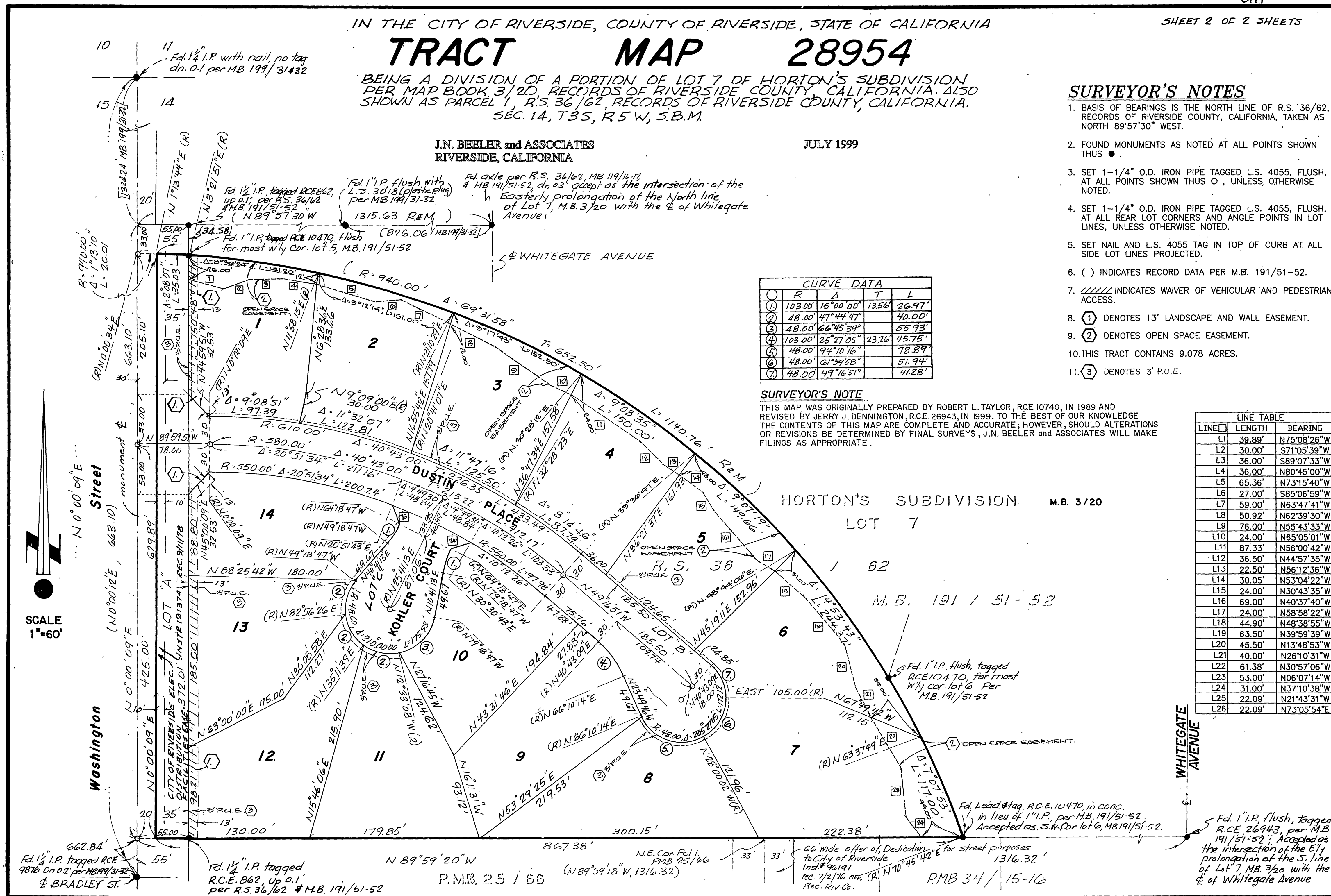
1. BASIS OF BEARINGS IS THE NORTH LINE OF R.S. 36/62, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TAKEN AS NORTH 89°57'30" WEST.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1-1/4" O.D. IRON PIPE TAGGED L.S. 4055, FLUSH, AT ALL POINTS SHOWN THUS O, UNLESS OTHERWISE NOTED.
4. SET 1-1/4" O.D. IRON PIPE TAGGED L.S. 4055, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET NAIL AND L.S. 4055 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. () INDICATES RECORD DATA PER M.B. 191/51-52.
7. // // // // INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS.
8. (1) DENOTES 13' LANDSCAPE AND WALL EASEMENT.
9. (2) DENOTES OPEN SPACE EASEMENT.
10. THIS TRACT CONTAINS 9.078 ACRES.
11. (3) DENOTES 3' P.U.E.

CURVE DATA			
Curve No.	R	Δ	L
1	103.00'	15°00'00"	26.97'
2	48.00'	47°44'47"	40.00'
3	48.00'	66°45'39"	55.93'
4	103.00'	25°27'05"	23.26'
5	48.00'	94°10'16"	78.89'
6	48.00'	61°39'58"	51.94'
7	48.00'	49°16'51"	41.28'

SURVEYOR'S NOTE

THIS MAP WAS ORIGINALLY PREPARED BY ROBERT L. TAYLOR, R.C.E. 10740, IN 1989 AND REVISED BY JERRY J. DENNINGTON, R.C.E. 26943, IN 1999. TO THE BEST OF OUR KNOWLEDGE THE CONTENTS OF THIS MAP ARE COMPLETE AND ACCURATE; HOWEVER, SHOULD ALTERATIONS OR REVISIONS BE DETERMINED BY FINAL SURVEYS, J.N. BEELER and ASSOCIATES WILL MAKE FILINGS AS APPROPRIATE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.89'	N75°08'26"W
L2	30.00'	S71°05'39"W
L3	36.00'	S89°07'33"W
L4	36.00'	N80°45'00"W
L5	65.36'	N73°15'40"W
L6	27.00'	S85°06'59"W
L7	59.00'	N63°47'41"W
L8	50.92'	N62°39'30"W
L9	76.00'	N55°43'33"W
L10	24.00'	N65°05'01"W
L11	87.33'	N56°00'42"W
L12	36.50'	N44°57'35"W
L13	22.50'	N56°12'36"W
L14	30.05'	N53°04'22"W
L15	24.00'	N30°43'35"W
L16	69.00'	N40°37'40"W
L17	24.00'	N58°58'22"W
L18	44.90'	N48°38'55"W
L19	63.50'	N39°59'39"W
L20	45.50'	N13°48'53"W
L21	40.00'	N26°10'31"W
L22	61.38'	N30°57'06"W
L23	53.00'	N06°07'14"W
L24	31.00'	N37°10'38"W
L25	22.09'	N21°43'31"W
L26	22.09'	N73°05'54"E



SCALE 1"=60'

M.B. 284 / 17

M.B. 284 / 17