

TRACT MAP NO. 29219

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 90 AND 93 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION RECORDED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

LINVILLE CIVIL ENGINEERS/LAND SURVEYORS, INC.
RANCHO CUCAMONGA, CA. APRIL 1999

RECORDER'S STATEMENT
FILED THIS 14th DAY OF FEB. 2000 AT 8A.M. IN BOOK 288 OF MAPS, AT PAGES 18-19, AT THE REQUEST OF THE CITY CLERK.

NO. 2000-054439
FEE \$8.00

GARY L. ORSO COUNTY ASSESSOR, CLERK, RECORDER

BY: D. Reagan, DEPUTY

SUBDIVISION GUARANTEE: ORANGE COAST TITLE COMPANY

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 TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5 FOOT X 30 FOOT, 5 FOOT X 14 FOOT, 5 FOOT X 7 FOOT AND 5 FOOT P.U.E.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "F", INCLUSIVE.

WE HEREBY REQUEST THAT PORTIONS OF UNNAMED STREETS, WHICH ARE NOT SHOWN WITHIN THE DISTINCTIVE BORDER OF THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT:

THOSE CERTAIN PORTIONS OF EASEMENT FOR PUBLIC STREET PURPOSES GRANTED JUNE 1, 1962 AS INSTRUMENT NO. 51439, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNEES PRIVATE STORM DRAIN EASEMENTS ACROSS LOTS 4 AND 21 AS SHOWN ON THIS FINAL MAP.

We the owners hereby reserve a 15' private driveway easement over Lot 29, as shown on the attached map, for the exclusive use and benefit of the property owner of that parcel of land immediately adjacent and easterly of Lot 29 and southerly of Lot 28, as shown on the attached map.

CLARK NASH LLC

MANAGER

YOUNG HOMES, A CALIFORNIA GENERAL PARTNERSHIP by

Paschel W. Young

PASCHEL W. YOUNG, PRESIDENT, P.W.Y. CORPORATION
PARTNER OF YOUNG HOMES, A CALIFORNIA GENERAL PARTNERSHIP

John R. Young

JOHN R. YOUNG, PRESIDENT, JOHN RANDALL YOUNG CORPORATION
PARTNER OF YOUNG HOMES, A CALIFORNIA GENERAL PARTNERSHIP

Orange Coast Title Company of Riverside as Trustee Under Deed of Trust Recorded Oct. 13, 1999 as Inst. No. A52302 of Official Records.

by: Hugo M. Tello, Asst. Vice President

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO } s.s.

ON OCTOBER 18, 1999, BEFORE ME, SUZANNA M. COLON PERSONALLY APPEARED PASCHEL W. YOUNG & JOHN R. YOUNG & HUGO M. TELLO PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) HUGO M. TELLO 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 AUTHORIZED CAPACITY(ITIES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Suzanna M. Colon
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

Suzanna M. Colon
(PRINTED NAME)

MY COMMISSION EXPIRES 11/14/00

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY SOILS SOUTHWEST INC. ON MARCH 22, 1999, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$ 6,200

DATED: 2-14, 1999

PAUL MCDONNELL,
COUNTY TAX COLLECTOR

BY: David Ashburn DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 6,200 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.

DATED: 2-14, 1999

CASH TAX BOND
PAUL MCDONNELL,
COUNTY TAX COLLECTOR

GERALD A MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

BY: David Ashburn

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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: 10/27, 1999

JERRY ROGERS
CITY TREASURER

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

1. AN EASEMENT FOR SEWER, SURFACE DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF WILLIAM AUSTIN COMPANY RECORDED APRIL 22, 1983, AS INST. NO. 76494, O.R. RIVERSIDE COUNTY.
2. AN EASEMENT FOR SEWER, SURFACE DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF NAYLOR ENTERPRISES, A LIMITED PARTNERSHIP RECORDED APRIL 22, 1983, AS INST. NO. 76495, O.R. RIVERSIDE COUNTY.
3. AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES IN FAVOR OF GRAND MOTORS, INC., A CALIFORNIA CORPORATION RECORDED MAY 16, 1989, AS INST. NO. 157713, O.R. RIVERSIDE COUNTY.

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP:

1. RIVERSIDE WATER COMPANY RIGHT OF ENTRY FOR CONSTRUCTION AND MAINTENANCE OF WATER PIPES, DITCHES AND CONDUITS PER DEED RECORDED JUNE 23, 1892 IN BOOK 159, PAGE 90 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY.

DATE DEC 29, 1999

BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER 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 APRIL, 1999; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR OF THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: Oct 7, 1999

Kenneth N. Linville
KENNETH N. LINVILLE, R.C.E. 20300
EXPIRES 9-30-01



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

DATED: DEC 29, 1999

BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 29219 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON APRIL 8, 1999, AND ANY APPROVED ALTERATION 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 IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS 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: 1-20-00

Richard D. McGrath
RICHARD D. MC GRATH
CITY ENGINEER
RCE 31952 LIC. EXPIRES 12-31-00

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 TRACT NO. 29219.

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

THE EASEMENTS DESIGNATED AS 5 FOOT X 30 FOOT, 5 FOOT X 14 FOOT, 5 FOOT X 7 FOOT AND 5 FOOT P.U.E. ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE FOLLOWING STREETS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT:

THOSE CERTAIN PORTIONS OF EASEMENT FOR PUBLIC STREET PURPOSES GRANTED JUNE 1, 1962 AS INSTRUMENT NO. 51439 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID PORTIONS ARE NOT SHOWN WITHIN THE DISTINCTIVE BORDER OF THE ATTACHED MAP.

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 COUNCIL OF THE CITY OF RIVERSIDE THIS 1st DAY OF February, 2000.

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

BY: Colleen Nicol

M.B. 288 / 18

TRACT MAP NO. 29219

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 90 AND 93 OF THE LANDS OF THE
SOUTHERN CALIFORNIA COLONY ASSOCIATION RECORDED IN BOOK 7, PAGE 3
OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

LINVILLE CIVIL ENGINEERS/LAND SURVEYORS, INC.
RANCHO CUCAMONGA, CA. APRIL 1999

ENGINEER'S NOTES

Basis of Bearings: The centerline of Columbia Avenue as N 61°00'00" W per tract 3940, M.B. 66/72-73

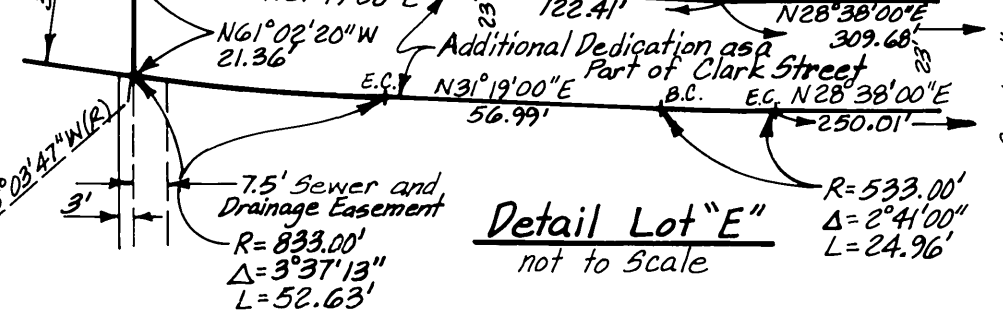
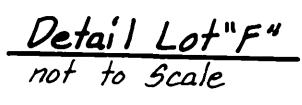
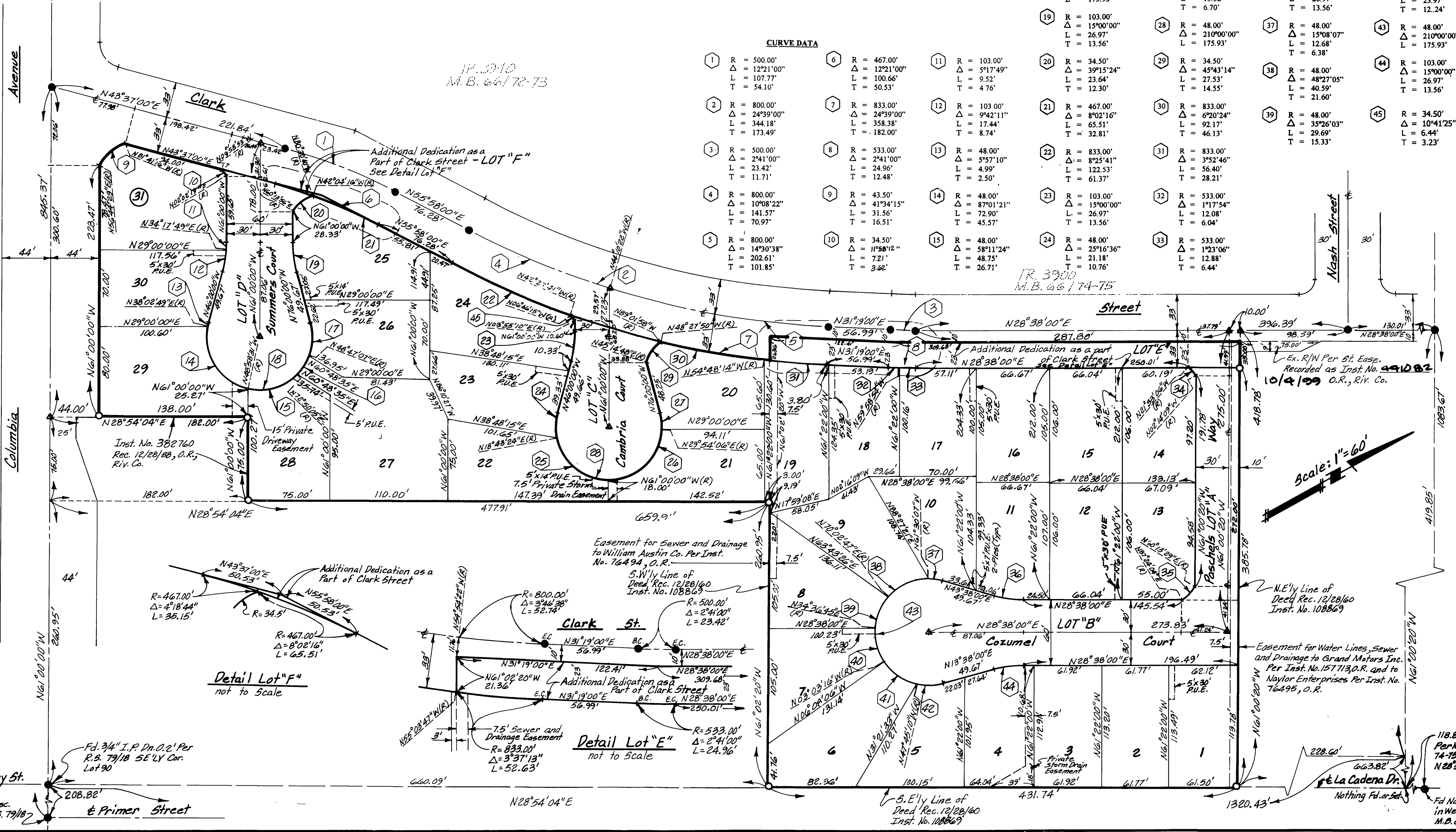
- Denotes set 1" iron pipe with plastic plug R.C.E. 20300, flush
- △ Denotes set 6" boat spike tagged R.C.E. 20300, flush
- Denotes found 3/4" iron pipe tagged R.C.E. 862 per tract 3940, M.B. 66/72-73 or tract 3900, M.B. 66/74-75 unless otherwise shown.

Set 1" iron pipe with plastic plug R.C.E. 20300 on all rear lot corners unless otherwise shown and lead and nail tagged R.C.E. 20300 in top of curb on lot line projection.

This tract contains 7.01 acres.

CURVE DATA

1	R = 500.00' Δ = 12°21'00" L = 107.77' T = 54.10'	6	R = 467.00' Δ = 12°21'00" L = 100.66' T = 50.53'	11	R = 103.00' Δ = 5°17'49" L = 9.52' T = 4.76'	16	R = 48.00' Δ = 24°02'58" L = 20.15' T = 10.22'	21	R = 48.00' Δ = 34°47'07" L = 29.14' T = 15.04'	26	R = 48.00' Δ = 89°05'54" L = 74.64' T = 47.25'	31	R = 48.00' Δ = 15°54'06" L = 13.32' T = 6.70'	36	R = 103.00' Δ = 15°00'00" L = 13.32' T = 6.70'	41	R = 48.00' Δ = 27°10'35" L = 16.36' T = 8.34'	46	R = 48.00' Δ = 79°43'24" L = 11.63' T = 5.87'
2	R = 800.00' Δ = 24°39'00" L = 344.18' T = 173.49'	7	R = 833.00' Δ = 24°39'00" L = 358.38' T = 182.00'	12	R = 103.00' Δ = 9°42'11" L = 17.44' T = 8.74'	17	R = 48.00' Δ = 21°00'00" L = 175.93' T = 13.56'	22	R = 467.00' Δ = 9°42'11" L = 65.51' T = 32.81'	27	R = 48.00' Δ = 15°00'00" L = 175.93' T = 13.56'	32	R = 833.00' Δ = 8°25'41" L = 122.53' T = 61.37'	37	R = 48.00' Δ = 15°00'00" L = 175.93' T = 13.56'	42	R = 48.00' Δ = 15°54'06" L = 13.32' T = 6.70'	47	R = 48.00' Δ = 27°10'35" L = 16.36' T = 8.34'
3	R = 500.00' Δ = 2°41'00" L = 23.42' T = 11.71'	8	R = 533.00' Δ = 2°41'00" L = 24.96' T = 12.48'	13	R = 48.00' Δ = 5°57'10" L = 4.99' T = 2.50'	18	R = 48.00' Δ = 21°00'00" L = 175.93' T = 13.56'	23	R = 467.00' Δ = 8°25'41" L = 122.53' T = 61.37'	28	R = 48.00' Δ = 15°00'00" L = 175.93' T = 13.56'	33	R = 833.00' Δ = 3°52'46" L = 56.40' T = 28.21'	38	R = 48.00' Δ = 15°54'06" L = 13.32' T = 6.70'	43	R = 48.00' Δ = 28°36'50" L = 23.97' T = 12.24'	48	R = 48.00' Δ = 19°43'24" L = 11.63' T = 5.87'
4	R = 800.00' Δ = 10°08'22" L = 141.57' T = 70.97'	9	R = 43.50' Δ = 41°34'15" L = 31.56' T = 16.51'	14	R = 48.00' Δ = 8°25'41" L = 122.53' T = 61.37'	19	R = 103.00' Δ = 15°00'00" L = 13.32' T = 6.70'	24	R = 48.00' Δ = 23°16'36" L = 21.18' T = 10.76'	29	R = 34.50' Δ = 45°43'14" L = 27.53' T = 14.55'	34	R = 34.50' Δ = 19°18'57" L = 11.63' T = 5.87'	39	R = 48.00' Δ = 8°25'41" L = 122.53' T = 61.37'	44	R = 48.00' Δ = 44°41'54" L = 37.45' T = 19.73'	49	R = 48.00' Δ = 24°02'58" L = 20.15' T = 10.22'
5	R = 800.00' Δ = 14°30'38" L = 202.61' T = 101.85'	10	R = 34.50' Δ = 11°58'12" L = 7.21' T = 3.62'	15	R = 48.00' Δ = 58°11'24" L = 48.75' T = 26.71'	20	R = 467.00' Δ = 15°00'00" L = 175.93' T = 13.56'	25	R = 48.00' Δ = 21°00'00" L = 175.93' T = 13.56'	30	R = 833.00' Δ = 6°20'24" L = 92.17' T = 46.13'	35	R = 34.50' Δ = 27°10'35" L = 16.36' T = 8.34'	40	R = 48.00' Δ = 15°00'00" L = 13.32' T = 6.70'	45	R = 34.50' Δ = 10°41'25" L = 6.44' T = 3.23'		



Fd. Cal. Div. of Hwy. Brass Disc. in Well Per R.S. 79/182 & M.B. 66/73

208.82' & Primer Street

N28°54'04"E

5.E'y Line of Deed Rec. 12/28/60 Inst. No. 108869

118.86' Tie Dist. Per M.B. 66/74-75 N28°54'04"E

M.B. 288 / 19

M.B. 288 / 19