

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

TRACT NO. 29302

BEING A SUBDIVISION OF A PORTION OF LOTS 41 AND 42 OF A RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES PER MAP RECORDED IN MAP BOOK 13, PAGE 75 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THE CORNERSTONE GROUP - RIVERSIDE

JANUARY, 2000

RECORDER'S STATEMENT:

FILED THIS 24th DAY OF AUGUST, 2000 AT 8:00 A.M.
IN BOOK 295 OF MAPS, AT PAGES 40-42, AT THE REQUEST OF CITY CLERK.
NO. 2000-331272
FEE 810.00

GARY L. ORSO, COUNTY RECORDER-CLERK-ASSESSOR

BY: S. Pagan DEPUTY
SUBDIVISION GUARANTEED BY: CHICAGO TITLE COMPANY

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 29302, AND THE STREET AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREET AND EASEMENTS, AND THE EASEMENTS DESIGNATED AS 5' x 25' P.U.E. ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES AND EASEMENTS, AND 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF August, 2000.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen Nicol

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 \$ 1200

DATED THIS 8th DAY OF August, 2000

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: Dail Ashbut DEPUTY

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1200 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON 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 AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED THIS 8/23 DAY OF _____, 2000

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Dail Ashbut DEPUTY

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 WATERDIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED AUG 9, 2000

DAVID WRIGHT
INTERIM PUBLIC UTILITIES DIRECTOR

BY: Deeter P. Witzfeld
dk

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 SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE MAKING AND RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE LOT "A" FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5' x 25' P.U.E.

DWIGHT SEXTON AND CHRISTINE SEXTON, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 50% INTEREST AND KENNETH ALLAN MARTIN AND AVIS MARIE MARTIN, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 50% INTEREST

Dwight Sexton Christine Sexton
DWIGHT SEXTON CHRISTINE SEXTON

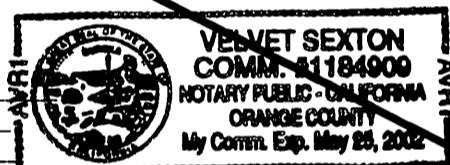
Kenneth Allan Martin Avis Marie Martin
KENNETH ALLAN MARTIN AVIS MARIE MARTIN

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

ON July 15, 2000 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Dwight Sexton + Christine Sexton AND Kenneth Allan Martin + Avis Marie Martin PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE WITHIN INSTRUMENT.

Velvet Sexton
NOTARY PUBLIC
NAME PRINTED Velvet Sexton
PRINCIPAL OFFICE IN Orange, Calif.
MY COMMISSION EXPIRES May 25, 2002



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) SS

ON 7-19-2000 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Dwight Sexton, Christine Sexton AND Kenneth Allan Martin, Avis Marie Martin PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE WITHIN INSTRUMENT.

Debra K. LaPierre
NOTARY PUBLIC
NAME PRINTED Debra K. LaPierre
PRINCIPAL OFFICE IN San Bernardino, CA
MY COMMISSION EXPIRES 7-31-02



SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) (3) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES RECORDED MAY 12, 1989 AS INSTRUMENT NO. 154263 OF OFFICIAL RECORDS, HAS BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE.

UTILITY EASEMENTS

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

- CITY OF RIVERSIDE EASEMENT FOR AVIGATION PURPOSES PER INSTRUMENT RECORDED MAY 12, 1989 AS INSTRUMENT NO. 154263 OF OFFICIAL RECORDS.
- A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES FOR IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION NOT BEING DISCLOSED PER THE RECORD.

DATE: AUG 9, 2000

DAVID WRIGHT
INTERIM PUBLIC UTILITIES DIRECTOR

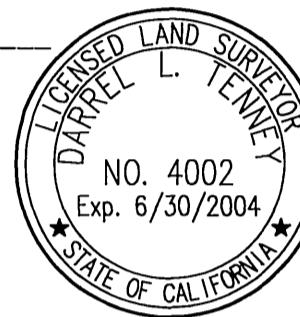
BY: Deeter P. Witzfeld
dk

LAND SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER 1999; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 6-30-00

Darrel L. Tenney
DARREL L. TENNEY L. S. #4002
(EXPIRES: 6-30-04)



CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY 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. 29302, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON AUGUST 5, 1999 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF 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 THE 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 HAS BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE 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 COMPLETION OF THE SAME.

DATED: 8-10-2000

RICHARD D. McGRATH, RCE 31952
CITY ENGINEER, EXPIRES 12/31/2000

Richard D. McGrath

SOILS REPORT

A PRELIMINARY SOILS INVESTIGATION WAS PREPARED BY JOHN R. BYERLY, INC. ON DECEMBER 30, 1999 AS REQUIRED BY THE HEALTH AND SAFETY CODE SECTION 17953.

CITY TREASURER'S CERTIFICATE:

I HEREBY STATE 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, BOND, 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: 8/8, 2000

JERRY ROGERS
CITY TREASURER

BY: JR Rogers

295/41

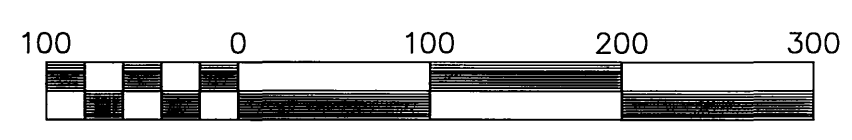
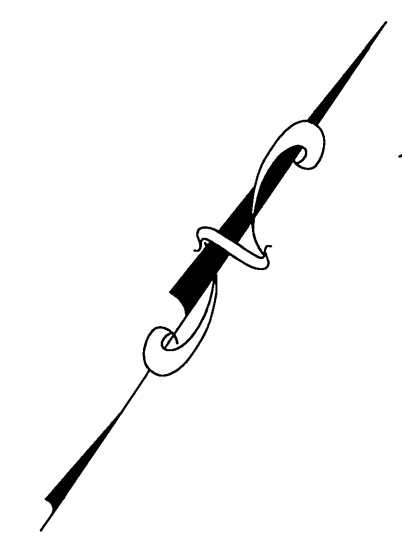
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 29302

BEING A SUBDIVISION OF A PORTION OF LOTS 41 AND 42 OF A RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES PER MAP RECORDED IN MAP BOOK 13, PAGE 75 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THE CORNERSTONE GROUP - RIVERSIDE

JANUARY, 2000



Scale 1" = 100'

PM 16865 PMB 84/9-10

AUDREY AVENUE

FOUND 3/4" IP TAGGED "RE 9876" DOWN 0.5' PER RS 47/80 R.S. 27/76

FOUND NOTHING, ESTABLISHED PER TIES, C.R.F.B. LL11/24-A

FOUND PK NAIL AND TAG "CITY ENGR." FLUSH IN LEIU OF 1 1/4" IRON PIPE PER RS 47/80, FITS TIES PER C.R.F.B. LL11/43-A.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP WAS TAKEN FROM THE CENTERLINE VAN BUREN BOULEVARD AS SHOWN ON A RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES IN MAP BOOK 13, PAGE 75, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. BEING NORTH 0° 21' 00" EAST

SURVEYOR'S NOTES:

1. INDICATES SET 1 1/2" O.D. x 18" IRON PIPE AND L.S. 4002 TAG FLUSH WITH SURFACE (UNLESS OTHERWISE NOTED) AT ALL BOUNDARY CORNERS.
2. INDICATED SET 1" O.D. x 18" IRON PIPE TAGGED L.S. 4002 OR LEAD AND L.S. 4002 TAG IN CONCRETE FLUSH.
3. A LEAD, NAIL AND L.S. 4002 TAG SET IN THE TOP OF CURB ON THE PROLONGATION OF THE FRONT PROPERTY LINES.
4. INDICATED SET 1" O.D. x 18" IRON PIPE TAGGED L.S. 4002, FLUSH.
5. INDICATES FOUND MONUMENT AS NOTED.
6. () INDICATES RECORD DATA PER A RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES IN MAP BOOK 13, PAGE 75, RECORDS OF RIVERSIDE COUNTY.
7. [] INDICATES RECORD DATA PER RECORD OF SURVEY 47/80.
8. < > INDICATES RECORD DATA AS NOTED.
9. THIS MAP CONTAINS 2.006 ACRES.

JACKSON STREET

R.S. 47/80

RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES M.B. 13/75

PROCEDURE OF SURVEY

TR 27281
MB 242/42-44

FOUND CHISELED "+" ON SOUTHERLY EDGE OF MANHOLE RIM PER RS 47/80.

TR 9201
MB 115/59-60

M.B. 295 / 41

M.B. 295 / 41

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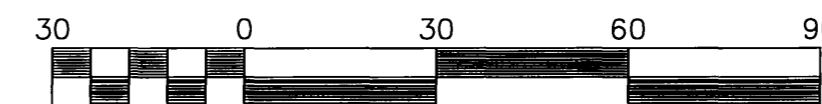
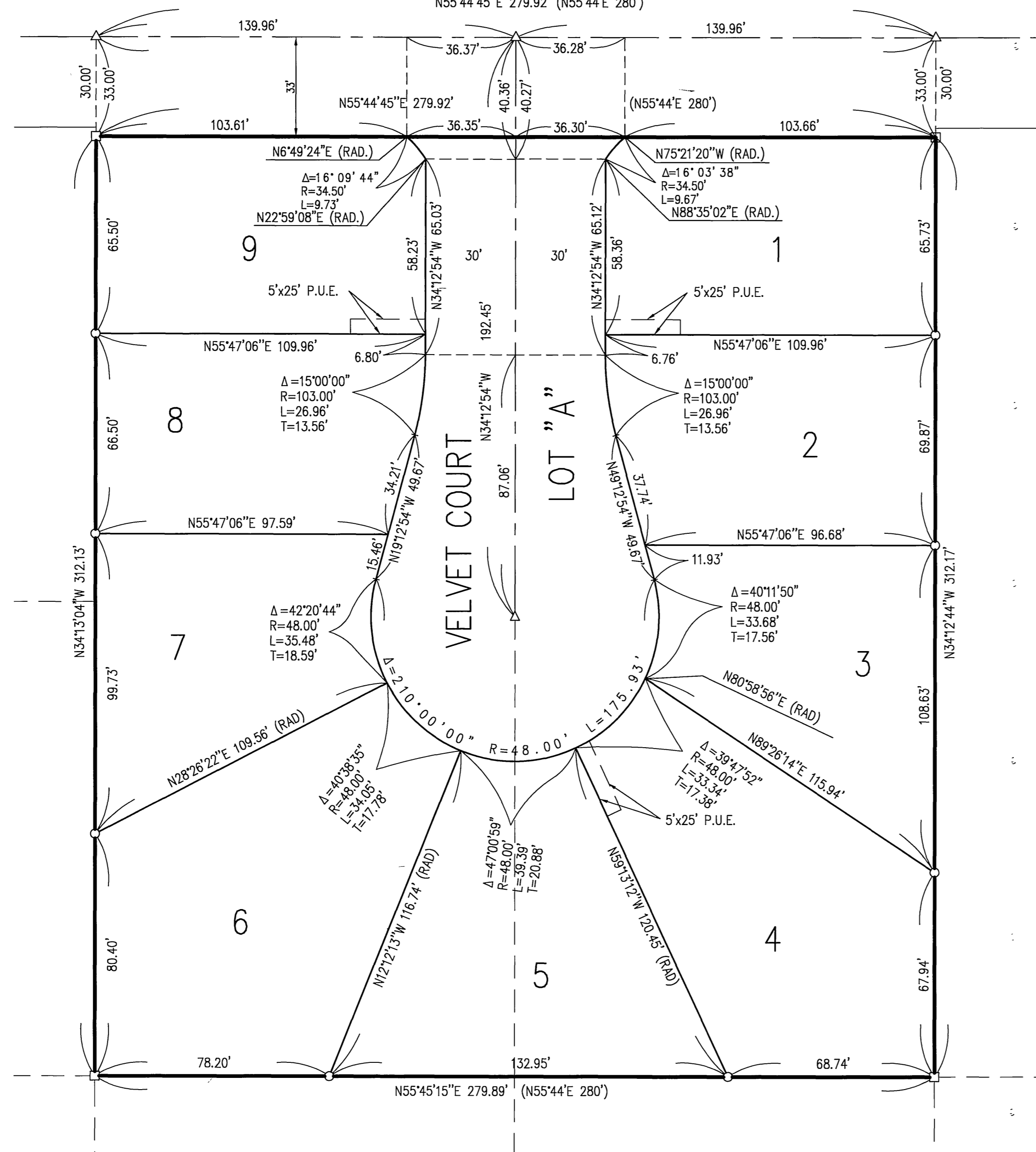
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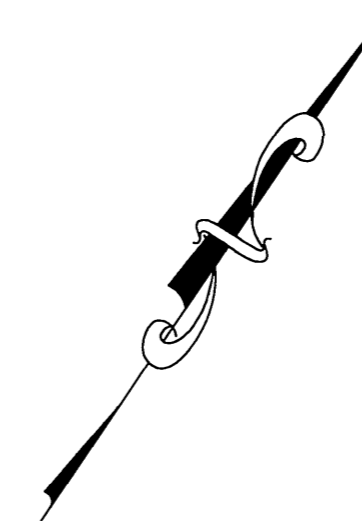
JANUARY, 2000

AUDREY AVENUE

N55°44'45"E 279.92' (N55°44'E 280')



Scale 1" = 30'



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M.B. 295 / 42

M.B. 295 / 42