

298/90

M.B. 298/90

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 CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, WATERLINE FACILITIES AND SANITARY SEWER FACILITIES LOTS "A" THROUGH "C" INCLUSIVE.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE EASEMENT DESIGNATED AS 5'x10' P.U.E.

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., 3'x5' P.U.E., 3'x10' P.U.E., 5'x22' P.U.E., 5'x25' P.U.E. AND 5'x37' P.U.E..

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, 2, 3, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS JACKSON STREET ADJOINING SAID LOTS.

WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS "A" THROUGH "C" AND LOTS 1 THROUGH 16.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNEES, THE EASEMENT DESIGNATED AS PRIVATE LANDSCAPE AND WALL EASEMENT. SAID EASEMENT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNEES, FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS THE EASEMENTS DESIGNATED AS PRIVATE 3' SIDEWALK EASEMENT.

HARRISON / JACKSON, A CALIFORNIA LIMITED PARTNERSHIP

Mike Conway *John H. Harrison*

TRUSTEE

UPLAND BANK, A CALIFORNIA BANKING CORPORATION, AS TRUSTEE UNDER CONSTRUCTION DEED OF TRUST RECORDED OCTOBER 5, 2000 AS INSTRUMENT NO. 2000-393123, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Aimee E. Clary *Suzanne J. Jordan*

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON 10-13-00, BEFORE ME, Carolyn Villines, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED 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 HARRISON / JACKSON LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 8-21-2004



WITNESS MY HAND AND OFFICIAL SEAL.

Carolyn Villines

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: NOV 8, 2000

DAVID H. WRIGHT
INTERIM PUBLIC UTILITIES DIRECTOR

BY: *Dieter P. Witzfeld*

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

TRACT NO. 29405-1

SHOWING THE DIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NO. 12935, AS SHOWN BY MAP FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 & 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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. 29405, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 14, 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 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: 11-28, 2000

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

BY: *Richard Mc Grath*

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: 10/23, 2000

W.R. Hansen CITY TREASURER

BY: *WR Hansen*

UTILITIES EASEMENT

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

AN EASEMENT FOR PUBLIC UTILITIES FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN ON PARCEL MAP NO. 12,935 ON FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 & 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: NOV 8, 2000

DAVID H. WRIGHT, INTERIM PUBLIC UTILITIES DIRECTOR

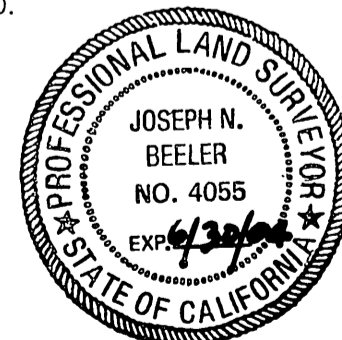
BY: *Dieter P. Witzfeld*

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: OCT 10, 2000

Joseph N. Beeler
JOSEPH N. BEELER
P.L.S. 4055 EXPIRES 6/30/2004



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 PERMIT.

RECORDER'S STATEMENT

FILED THIS 7th DAY OF DECEMBER, 2000,
AT 8:00 A. M. IN BOOK 298 OF MAPS, AT
PAGES 90-92, AT THE REQUEST OF THE CITY
CLERK.

NO. 2000-486538
FEE \$10.00

GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER
BY: *J. Pagan*, 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 29405-1.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS "A" THROUGH "C" AND LOTS 1 THROUGH 16 IS HEREBY ACCEPTED.

THE VEHICULAR ACCESS RIGHTS ARE HEREBY ACCEPTED AS RELEASED AND RELINQUISHED.

LOTS "A" THROUGH "C" ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY, WATERLINE AND SANITARY SEWER DISTRIBUTION FACILITIES.

THE EASEMENT DESIGNATED AS 5'x10' P.U.E. IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES.

THE EASEMENTS DESIGNATED AS 3' P.U.E., 3'x5' P.U.E., 3'x10' P.U.E., 5'x22' P.U.E., 5'x25' P.U.E. AND 5'x37' 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 5th DAY OF December, 2000.

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

BY: *Erica A. Solis, Assistant*

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 \$2,854.34

DATED: 10/20/2000

PAUL MC DONNELL COUNTY TAX COLLECTOR

BY: *Matthew J. King*
DEPUTY

TAX BOND STATEMENT

~~I HEREBY STATE THAT A BOND IN THE SUM OF \$_____ 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: _____, 2000

~~GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS~~

BY: _____
DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON SEPTEMBER 21, 1999, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY JOHN R. BYERLY.

M.B. 298/90

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

TRACT NO. 29405-1

SHOWING THE DIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NO. 12935, AS SHOWN BY MAP FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 & 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J.N. BEELER and ASSOCIATES
RIVERSIDE, CALIFORNIA

JULY 1999

NOTARY ACKNOWLEDGEMENT

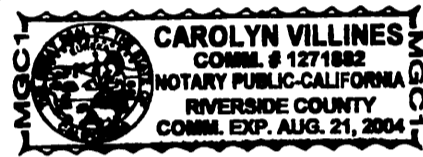
STATE OF CALIFORNIA
COUNTY OF Riverside S.S.

ON 10-13-00 BEFORE ME Carolyn Villines, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Mark David Bowles (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 Harrison Jackson LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 8-21-2004

WITNESS MY HAND AND OFFICIAL SEAL

Carolyn Villines



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF San Bernardino S.S.

ON October 18, 2000 BEFORE ME E. Santiago, Notary Public PERSONALLY APPEARED David E. Clary and Suzanne Giordano Personally 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 August 13, 2004 Commission #1273780

WITNESS MY HAND AND OFFICIAL SEAL

Santiago

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

TRACT NO. 29405-1

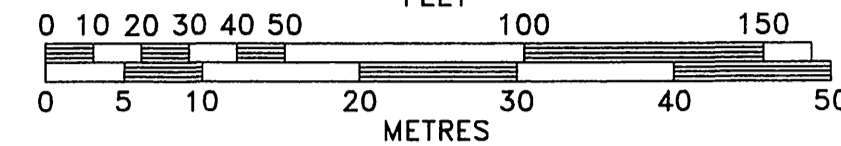
SHOWING THE DIVISION A PORTION OF PARCEL 1 OF PARCEL MAP NO. 12935, AS SHOWN BY MAP ON FILE IN BOOK 61 OF PARCEL MAPS AT PAGES 26 & 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J.N. BEELER and ASSOCIATES
RIVERSIDE, CALIFORNIA

JULY 1999



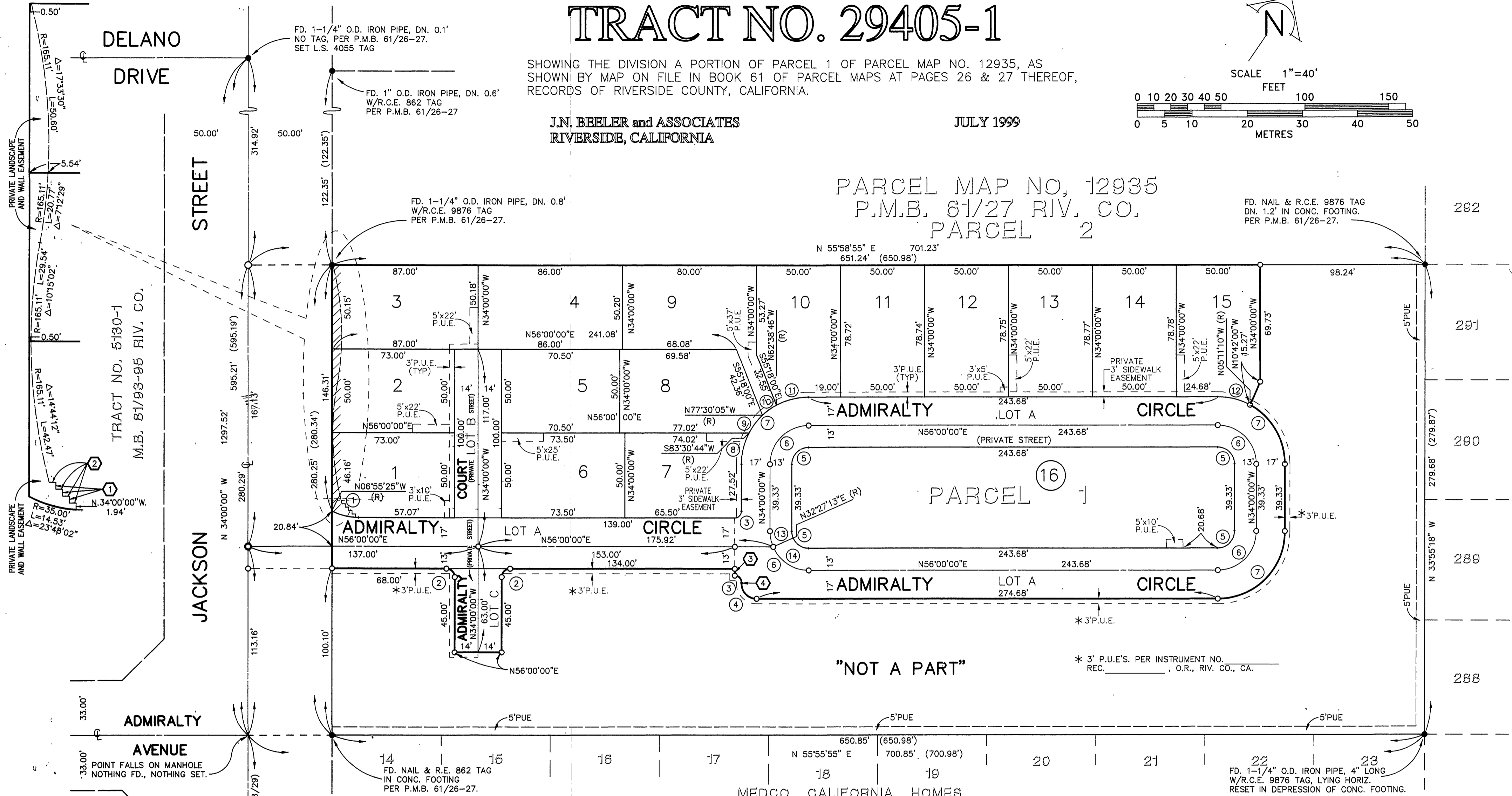
SCALE 1"=40'



PARCEL MAP NO. 12935
P.M.B. 61/27 RIV. CO.
PARCEL 2

N 55°58'55" E 701.23'
651.24' (650.98')

FD. NAIL & R.C.E. 9876 TAG
DN. 1.2' IN CONC. FOOTING.
PER P.M.B. 61/26-27.



CURVE DATA

RADIUS	DELTA	LENGTH	TANGENT	RADIUS	DELTA	LENGTH	TANGENT
① R=35.00'	Δ=27°04'35"	L=16.54'	T=8.43'	⑫ R=40.00'	Δ=28°48'50"	L=20.12'	T=10.28'
② R=5.00'	Δ=90°00'00"	L=7.85'		⑬ R=23.00'	Δ=23°32'47"	L=9.45'	T=4.79'
③ R=4.00'	Δ=90°00'00"	L=6.28'		⑭ R=23.00'	Δ=66°27'13"	L=26.68'	T=15.07'
④ R=9.00'	Δ=90°00'00"	L=14.14'					
⑤ R=10.00'	Δ=90°00'00"	L=15.71'					
⑥ R=23.00'	Δ=90°00'00"	L=36.13'					
⑦ R=40.00'	Δ=90°00'00"	L=62.83'					
⑧ R=40.00'	Δ=27°30'44"	L=19.21'	T=9.79'				
⑨ R=40.00'	Δ=18°59'11"	L=13.25'	T=6.69'				
⑩ R=40.00'	Δ=14°51'19"	L=10.37'	T=5.22'				
⑪ R=40.00'	Δ=28°38'46"	L=20.00'	T=10.21'				

LINE DATA

- ① N.34°00'00"W, 2.00'
- ② N.56°00'00"E, 2.00'
- ③ N.34°00'00"W, 4.00'
- ④ N.34°00'00"W, 0.81'

SURVEYOR'S NOTES

- DENOTES FOUND MONUMENTS AS NOTED.
- DENOTES SET 1-1/4" O.D. IRON PIPE, FLUSH WITH L.S. 4055 TAG, UNLESS OTHERWISE NOTED.
- () DENOTES RECORD DATA PER P.M.B. 61/26-27 UNLESS OTHERWISE NOTED.
- SET 1-1/4" O.D. IRON PIPE, FLUSH, WITH L.S. 4055 TAG AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES. NAIL AND L.S. 4055 TAG SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- ////// DENOTES VEHICULAR ACCESS RIGHTS WAIVED
- THIS TRACT CONTAINS 4.18 ACRES.
- LOTS "A" THROUGH "C": BLANKET ELECTRIC, WATER AND SANITARY SEWER EASEMENTS.

VILLA D' ESTE UNIT NO. FOUR
M.B. 35/60-61 RIV. CO.

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FD. 60d NAIL & "CITY ENGINEER" TAG, FLUSH PER CITY OF RIVERSIDE TIE-SHEET ACCEPTED AS C/L INTERSECTION

FD. NAIL & R.E. 862 TAG IN CONC. FOOTING PER P.M.B. 61/26-27.

FD. 1-1/4" O.D. IRON PIPE, 4" LONG W/R.C.E. 9876 TAG, LYING HORIZ. RESET IN DEPRESSION OF CONC. FOOTING.