

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 Lots "A" through "C" for public street and public utility purposes.

We hereby dedicate to the City of Riverside for construction and maintenance of water distribution facilities the easement designated as 20' water line easement.

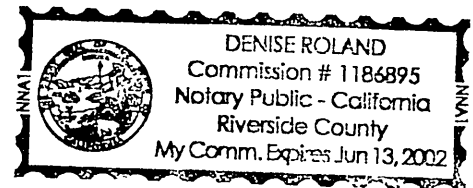
CUMBRE HOMES, LLC, a California limited liability company

Dwight Sexton, its managing member

NOTARY ACKNOWLEDGEMENT

State of California } S.S. County of Riverside } On 4-4-02 before me Denise Rolano, Notary Public personally appeared DWIGHT SEXTON, 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.

WITNESS my hand and official seal Principal office in Riverside My commission expires 6-13-02



NOTARY ACKNOWLEDGEMENT

State of California } S.S. County of } On before me personally appeared, 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.

WITNESS my hand and official seal Principal office in My commission expires

SIGNATURE OMISSION

Pursuant to section 66436 (c) (3) of the Subdivision Map Act, the signatures of the following owners of easements and/or other interests have been omitted:

- 1. A 20 foot water line easement in favor of the United States of America recorded on February 19, 1943 in book 572, page 79, official records of Riverside County, California.
2. A 20 foot water line easement in favor of the United States of America recorded on March 3, 1943 in book 571, page 359, official records of Riverside County, California.
3. An avigation easement in favor of the City of Riverside recorded December 20, 1991 as Instrument No. 441858, official records of Riverside County, California.

SOILS REPORT

A preliminary soils investigation was prepared by John R. Byerly, Inc. on December 19, 2001 as required by the Health and Safety Code Section 17953.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT MAP No. 30257

BEING A PORTION OF LOT 9 AND A PORTION OF LOT 16 IN BLOCK 2 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ACTION SURVEYS RIVERSIDE, CA.

OCTOBER, 2001

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 now a lien but not yet payable, which are estimated to be \$100

Dated: 4-5, 2002 Paul McDonnel Tax Collector

By: Dail Ashunhuat, Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$100 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 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: 6-25, 2002 Gerald A. Maloney Clerk of the Board of Supervisors

By: Deputy

CASH TAX BOND PAUL McDONNELL COUNTY TAX COLLECTOR

By: Dail Ashunhuat, Deputy

UTILITY EASEMENTS

The City of Riverside being the owner of the following described easement, hereby consents to the preparation and recordation of the annexed map.

The City of Riverside successor in interest to the Riverside Water Company, a corporation, for a right of entry upon and right of way over said land for all water pipes, ditches and other conduits. The easement is not locatable from the record.

Dated: MAY 8, 2002 Thomas P. Evans Public Utilities Director

By: Dieter P. Witzfeld, #13

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: MAY 8, 2002 Thomas P. Evans Public Utilities Director

By: Dieter P. Witzfeld, #13

RECORDER'S STATEMENT

Filed this 28th day of June, 2002, at 8:00 a.m. in Book 320 of Maps, at Page(s) 98-100, at the request of the City Clerk. No. 2002-257801 Fee \$ 11.00

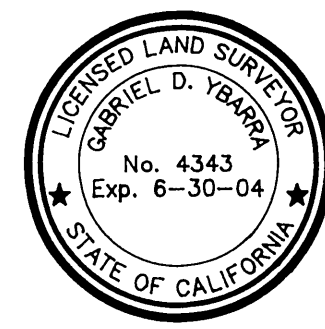
Gary L. Orso, County Assessor-Clerk-Recorder

By: Chau H. Nguyen, Deputy Subdivision Guarantees Chicago Title Company

SURVEYOR'S STATEMENT

I hereby state that I am a licensed Land Surveyor in the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during January 2001; 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.

4-3-02 Date Gabriel D. Ybarra L.S. 4343 Exp. 6-30-04



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, 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: 4-11, 2002 Paul S. Sundeen City Treasurer

By: Wm Hawley

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. 30257, and the streets and easements are hereby accepted as public streets and easements, and the easement designated as 20' water line easement is hereby accepted for construction and maintenance of water distribution facilities, 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.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 28th day of May, 2002.

Colleen J. Nicol City Clerk of the City of Riverside

By: Colleen Nicol

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. 30257, which was approved by the Riverside City Planning Commission on August 9, 2001 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: MAY 8, 2002 Robert C. Wales, R.C.E. 18793 City Engineer, Exp. 6-30-05

By: Robert C. Wales

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

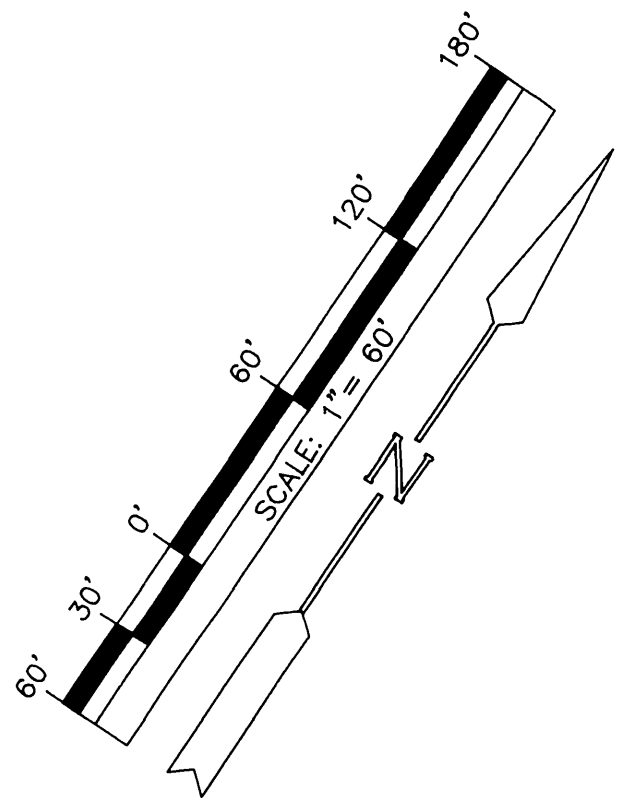
TRACT MAP No. 30257

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ACTION SURVEYS

RIVERSIDE, CA.

OCTOBER, 2001



FD. 1" I.P., NO TAG, DN. 0.25', PER PM 84/9-10. SET TAG L.S. 4343.

SURVEYOR'S NOTES

BASIS OF BEARINGS IS TAKEN FROM THE CENTERLINE OF AUDREY AVENUE AS SHOWN BY M.B. 295/40-42, BEING N 55°44'45" E.

- DENOTES FOUND MONUMENT AS NOTED.
- DENOTES SET 1" IRON PIPE TAGGED L.S. 4343, FLUSH, UNLESS OTHERWISE NOTED.
- △ DENOTES SET RAMSET NAIL AND TAG L.S. 4343 ON SIDE PROPERTY LINE IN SOUTHERLY FACE OF BLOCK WALL 3'± ABOVE GROUND LEVEL AND 1'± SOUTHERLY OF ACTUAL PROPERTY CORNER.
- () DENOTES RECORD DATA PER M.B. 295/40-42, UNLESS OTHERWISE NOTED.
- [] DENOTES RECORD DATA PER R.S. 47/80.
- (()) DENOTES RECORD DATA PER R.S. 19/41.

ALL IRON PIPE DIMENSIONS ARE INSIDE DIAMETER.
TOTAL GROSS ACREAGE = 1.55 ACRES

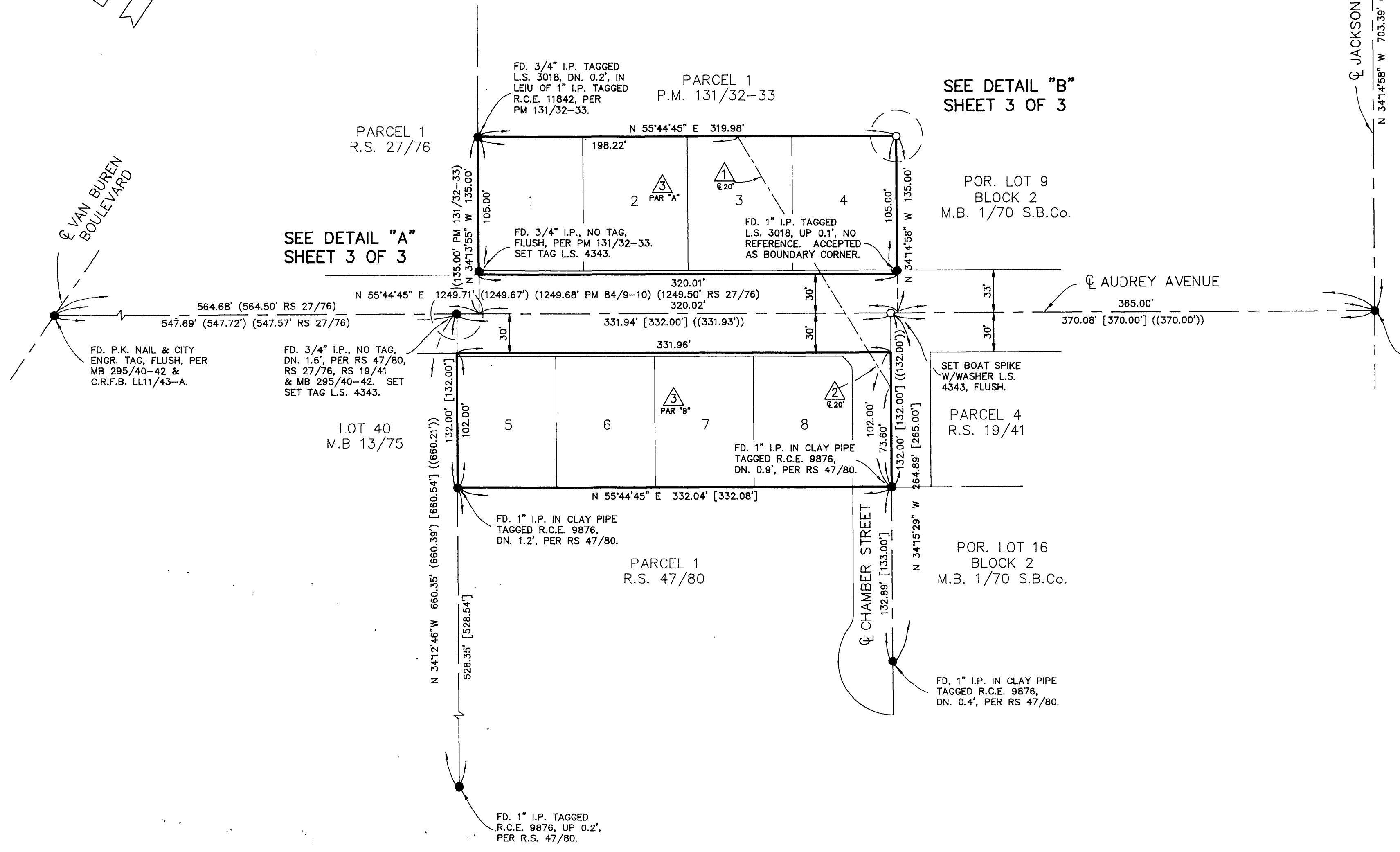
SET 1" I.P. TAGGED L.S. 4343, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS, E.C.'s & B.C.'s. SET RAMSET NAIL AND L.S. 4343 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.

EASEMENT NOTES

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- 3/ An avigation easement in favor of the City of Riverside recorded December 20, 1991 as Instrument No. 441858, official records of Riverside County, California.

POTENTIAL LIQUEFACTION CERTIFICATE

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.



Q JACSON STREET
N 34°14'58" W 703.39' (703.26' PM 84/9-10)

M.B. 320 / 99

M.B. 320 / 99

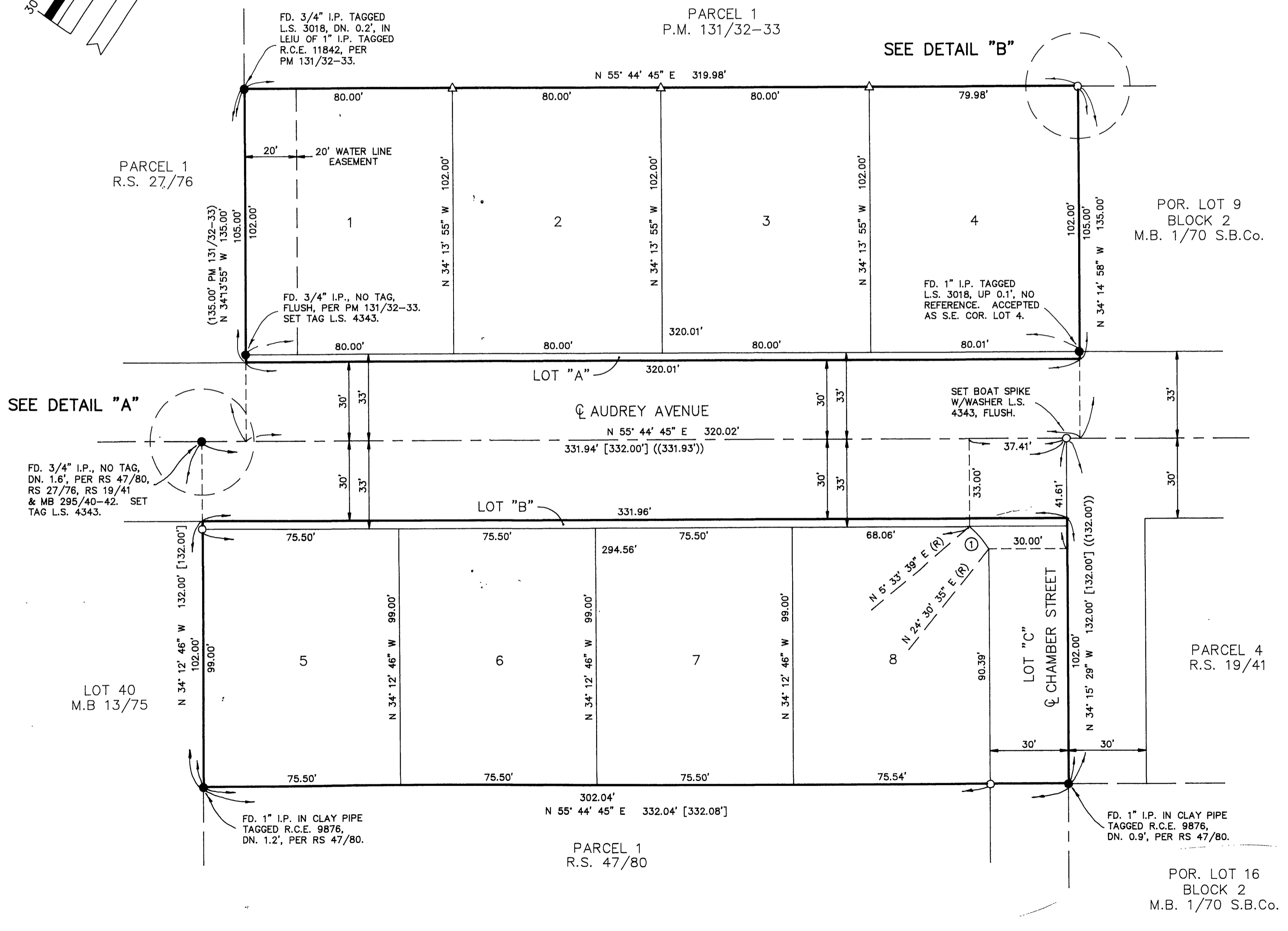
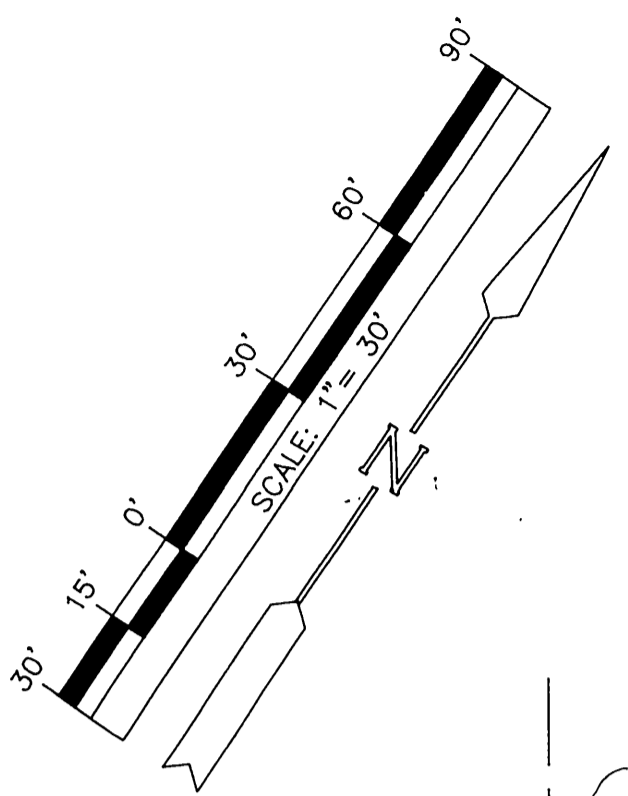
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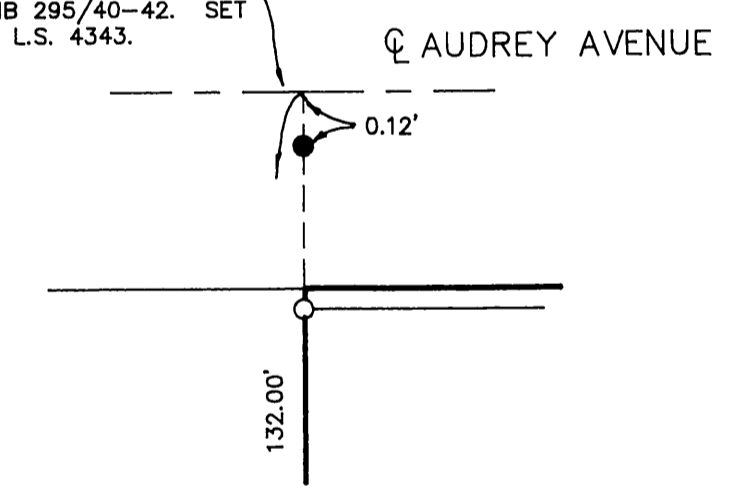


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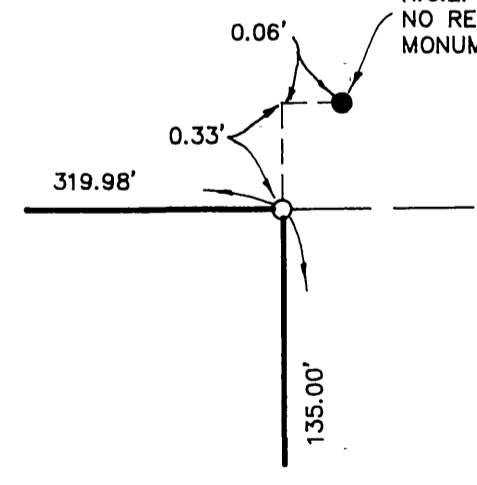
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FD. 3/4" I.P., NO TAG, DN. 1.6', PER RS 47/80, RS 27/76, RS 19/41 & MB 295/40-42. SET TAG L.S. 4343.



DETAIL "A"
NO SCALE

FD. 1" I.P. TAGGED, R.C.E. 9455, DN. 0.6', NO REFERENCE. MONUMENT REJECTED.



DETAIL "B"
NO SCALE

CURVE DATA

①	DELTA	RADIUS	LENGTH	TANGENT
1	18° 56' 56"	34.50'	11.41'	5.76'

M.B. 320 / 100

M.B. 320 / 100