

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

TRACT NO. 30126

BEING A SUBDIVISION OF A PORTION OF LOTS 284 AND 285 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, PAGE 75, OFFICIAL RECORDS OF RIVERSIDE COUNTY LOCATED IN SECTION 28, T.2S., R.5W., S.B.M.

RECORDER'S STATEMENT

FILED THIS 3RD DAY OF APRIL, 2002
 AT 8 A.M. IN BOOK 332 OF TRACT
 MAPS, AT PAGE 45-46. AT THE
 REQUEST OF THE RIVERSIDE CITY CLERK.
 NO. 2003-235420
 FEE \$9.00
 GARY ORSO, COUNTY ASSESSOR, CLERK AND
 RECORDER
 BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE:
 FIRST AMERICAN 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 TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, PARK CLIFF COURT (LOT "A") AND OLD RANCH ROAD (LOT "B").

AS A CONDITION OF DEDICATION OF LOT "B" (OLD RANCH RD.), THE OWNERS OF LOTS 6 AND 7, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, THE EASEMENT DESIGNATED AS PUBLIC SEWER EASEMENT.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS 15' STORM DRAIN EASEMENT.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES. THE EASEMENTS DESIGNATED AS "5'X30' P.U.E.," "5'X12' P.U.E.," "14' P.U.E.," & "5'X285' P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

WE 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 DESIGNATED OPEN SPACE EASEMENTS. 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 HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 13 INCLUSIVE.

SANT DEVELOPMENT COMPANY

A CALIFORNIA CORPORATION
[Signature] PRESIDENT Dennis S. Sant
[Signature] SECRETARY Charles A. Sant

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF Riverside
ON 4/10/02 BEFORE ME Lynn Paulsen A NOTARY PUBLIC, PERSONALLY APPEARED Dennis S. Sant

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
SIGNATURE [Signature]
LYNN M. PAULSEN
COMM. #1302372
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Exp. May 23, 2005

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF Orange
ON Dec 4 2002 BEFORE ME Stacie A. Ling A NOTARY PUBLIC, PERSONALLY APPEARED Phyllis A. Sant

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
SIGNATURE [Signature]
STACIE A. LING
COMM. #1270758
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Exp. July 15, 2004

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 ELECTRIC AND WATER FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY: [Signature]

DATED: 3/17/ 2003

adkan
ENGINEERS
RIVERSIDE, CA

MAY 2002

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL TRACT MAP NO. 30126
LOT'S "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "5'X30' P.U.E.," "5'X12' P.U.E.," "14' P.U.E.," & "5'X285' P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE EASEMENT DESIGNATED AS A PUBLIC SEWER EASEMENT IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES

THE EASEMENT DESIGNATED AS 15' STORM DRAIN EASEMENT IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENTS DESIGNATED OPEN SPACE EASEMENTS ARE HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 13 INCLUSIVE IS HEREBY ACCEPTED.

THE CITY CLERK IS HEREBY AUTHORIZED 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 CITY COUNCIL OF THE CITY OF RIVERSIDE THE 1st DAY OF April, 2003

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

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, 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.

DATE: March 11, 2003

PAUL C. SUNDEEN
CITY TREASURER

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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 4,700.

DATED: Jan. 16 2003

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 4,700 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: March 10 2003

CASH TAX BOND
DATED March 10 2002

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

BY: _____
DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

1. AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 20, 1928 IN BOOK 722 PAGE 130 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON OCTOBER 12, 2001 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY JOHN R. BYERLY, INC.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 30126 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 2, 2002 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 THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION 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 ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: March 29 2003

THOMAS J. BOYD
R.C.E. 36170 LIC. EXP. 6/30/04
CITY ENGINEER

BY: [Signature]

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 3/19/03

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/03
CITY SURVEYOR

BY: [Signature]

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.
"A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS."

DATED: 3/17/ 2003

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY: [Signature]

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SANT DEVELOPMENT IN MAY OF 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 11/27 2002



[Signature]
EDY P. ADKISON, L.S. 5390
EXPIRES: SEPTEMBER 30, 2004

M.B. 332 / 45

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS TRACT IS THE CENTERLINE OF GRAND AVENUE BEING N54°45'00"E PER TRACT NO. 23391, M.B. 235/7-8, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THIS TRACT MAP CONTAINS 4.61 ACRES, (GROSS).
3. ● INDICATES FD. MONUMENT AS NOTED
4. ○ INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED.
5. SET 1" IRON PIPE TAGGED LS 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES.
7. () INDICATES RECORD DATA PER TRACT NO. 23391, M.B. 235/7-8, UNLESS OTHERWISE NOTED.
8. (()) INDICATES RECORD AND MEASURED DATA PER TRACT NO. 3428, M.B. 56/31-32.
9. R&M INDICATES RECORD AND MEASURED DATA.
10. FENCING, GRADING OR STRUCTURES ARE PROHIBITED WITHIN THE OPEN SPACE EASEMENTS NOTED ON LOTS 8 & 9.
11. ||||| INDICATES RESTRICTED VEHICULAR ACCESS TO OLD RANCH ROAD FROM LOTS 6 & 7.

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

TRACT NO. 30126

BEING A SUBDIVISION OF A PORTION OF LOTS 284 AND 285 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, PAGE 75, OFFICIAL RECORDS OF RIVERSIDE COUNTY LOCATED IN SECTION 28, T.2S., R.5W., S.B.M.

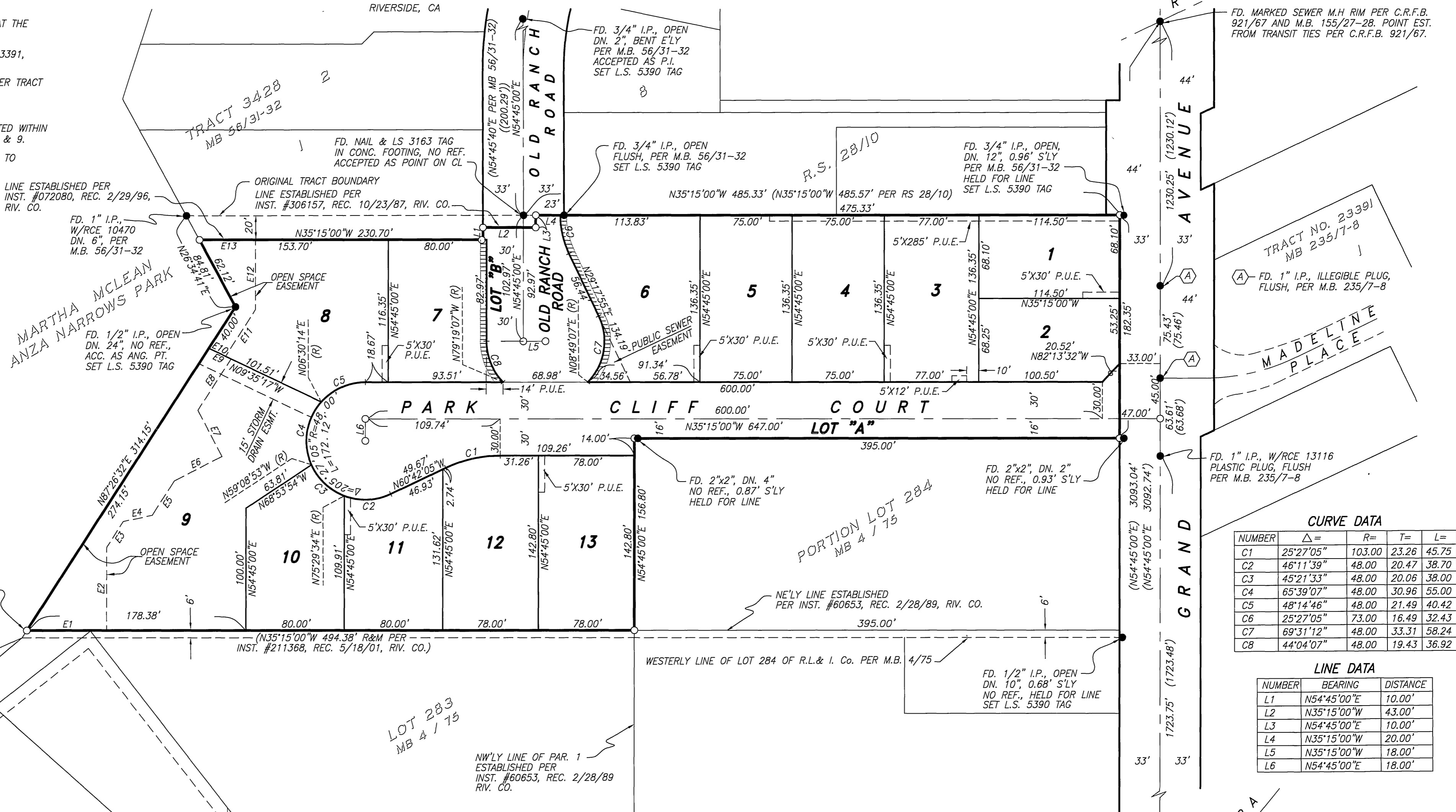
adkan
ENGINEERS
RIVERSIDE, CA

MAY 2002

OPEN SPACE EASEMENT DATA

NUMBER	BEARING	DISTANCE
E1	N 35°15'00" W	65.00'
E2	N 54°45'00" E	67.95'
E3	N 87°26'32" E	25.00'
E4	N 47°33'28" W	24.04'
E5	N 87°26'32" E	33.30'
E6	N 62°33'28" W	43.61'
E7	N 27°26'32" E	42.50'
E8	N 87°26'32" E	50.00'
E9	N 09°35'17" W	20.15'
E10	N 09°35'17" W	15.11'
E11	N 87°26'32" E	45.00'
E12	N 54°45'00" E	57.10'
E13	N 35°15'00" W	45.65'

MARTHA MCLEAN ANZA NARROWS PARK

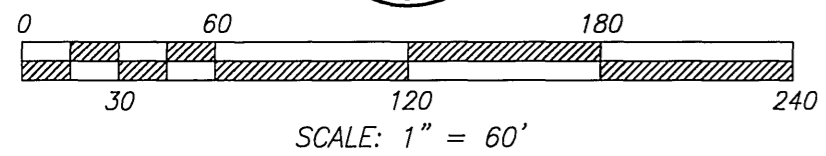
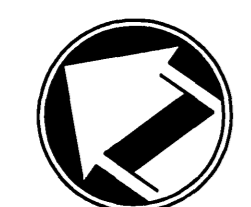


CURVE DATA

NUMBER	Δ=	R=	T=	L=
C1	25°27'05"	103.00	23.26	45.75
C2	46°11'39"	48.00	20.47	38.70
C3	45°21'33"	48.00	20.06	38.00
C4	65°39'07"	48.00	30.96	55.00
C5	48°14'46"	48.00	21.49	40.42
C6	25°27'05"	73.00	16.49	32.43
C7	69°31'12"	48.00	33.31	58.24
C8	44°04'07"	48.00	19.43	36.92

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N54°45'00"E	10.00'
L2	N35°15'00"W	43.00'
L3	N54°45'00"E	10.00'
L4	N35°15'00"W	20.00'
L5	N35°15'00"W	18.00'
L6	N54°45'00"E	18.00'



M.B. 332 / 46

M.B. 332 / 46