

2003-873685 Original

# TRACT MAP 29170

BEING A SUBDIVISION OF BLOCK 11 OF PLAN OF SUBDIVISION OF M.A MURPHY, RECORDED IN BOOK 8, PAGE 66 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE & MERIDIAN.

**JOSEPH E. BONADIMAN & ASSOCIATES INC.**  
consulting engineers land surveyors

### OWNER'S STATEMENT

JANUARY, 2002

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 PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "C" INCLUSIVE. AS A CONDITION OF DEDICATION LOT "A" (SPRING STREET), THE OWNERS OF LOTS #1, 11 & 12 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 ALSO HEREBY DEDICATE TO PUBLIC USE THE DRAINAGE EASEMENT AS SHOWN HEREON, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

Tract 29170, LLC, A California Limited Liability Company  
BY: VICTORIA HOMES, INC.  
A CALIFORNIA CORPORATION, Manager

Paul R. Osborne  
By: PAUL OSBORNE, PRESIDENT

BY: FERNANDEZ FAMILY TRUST  
CO-TRUSTEE

Rafael Fernandez  
By: RAFAEL FERNANDEZ  
CO-TRUSTEE

BY: FERNANDEZ FAMILY TRUST  
CO-TRUSTEE

Esther Fernandez  
By: ESTHER FERNANDEZ  
CO-TRUSTEE

### TRUSTEE SIGNATURE

FIRST AMERICAN TITLE INSURANCE COMPANY  
A CALIFORNIA CORPORATION

AS TRUSTEE UNDER DEED OF TRUST RECORDED OCT. 10, 2001  
AS INSTRUMENT NO. 305801 OF OFFICIAL RECORDS.  
Nov. 01, 2002  
AS TRUSTEE UNDER DEED OF TRUST RECORDED MAY 20, 1999  
AS INSTRUMENT NO. 28804 OF OFFICIAL RECORDS.  
629457

Tom Roberts *Asst. Secretary*  
Tom Roberts, Asst. Vice President  
HENSEL FINANCIAL, INC.  
A CALIFORNIA CORPORATION

AS TRUSTEE UNDER DEED OF TRUST RECORDED OCT. 10, 2001  
AS INSTRUMENT NO. 01-491787 OF OFFICIAL RECORDS.

Paul Osborn

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

ON 9-23-02 BEFORE ME, Mary C. Antinore  
Notary Public

PERSONALLY APPEARED Paul Osborn, Esther Fernandez, and Rafael Fernandez  
PERSONALLY KNOW 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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE NAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Mary C. Antinore  
Commission Expiration - 11-5-2002

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

ON 09-26-02 BEFORE ME, Margaret B. Linn  
Notary Public

PERSONALLY APPEARED Doreen D. Hensel  
PERSONALLY KNOW 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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE NAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Doreen D. Hensel  
Commission Expires 09-11-04

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

ON October 7, 2003 BEFORE ME, Audra J. Berry  
Notary Public

PERSONALLY APPEARED TOM ROBERTS and Crain B. GARDIN  
PERSONALLY KNOW 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 ACKNOWLEDGE TO ME THAT THEY EXECUTED THE NAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL #1336926

SIGNATURE: Audra J. Berry COMM EXP. Dec. 30, 2005

### RECORDER'S STATEMENT

FILED THIS 4<sup>th</sup> DAY OF Nov, 2003  
AT 8:45 AM IN BOOK 345 OF MAPS  
AT PAGES 26-27, AT THE REQUEST OF  
THE CLERK OF THE BOARD

No 873685  
Fee \$4.00

GARY L. OKSO, COUNTY ASSESSOR, CLERK, RECORDER  
BY: Danielle R. DEPUTY

SUBDIVISION GUARANTEE  
FIDELITY NATIONAL TITLE COMPANY  
Orange Coast Title Company

### 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 SURVEY MADE UNDER MY SUPERVISION DURING JANUARY 2002; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN

DATED 10-10-02, 2002

Joseph S. C. Bonadiman  
JOSEPH S. C. BONADIMAN, R.C.E. 30238  
EXPIRES: MARCH 31, 2004

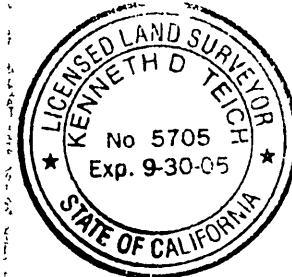


### COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT No. 29170 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON AUG. 15, 2000 THE EXPIRATION DATE BEING: AUG. 15, 2004 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED 10/17, 2003

BY: Mark S. Bernas  
MARK S. BERNAS L.S. 4568  
COUNTY SURVEYOR EXP. 9-30-05



### BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEMS SUBJECT TO IMPROVEMENT IN ACCORDANCE WITH COUNTY STANDARDS. THE DEDICATION OF THE DRAINAGE EASEMENT IS HEREBY NOT ACCEPTED.

DATED Oct. 28, 2003  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: John Wilson  
Vice CHAIRMAN OF THE BOARD OF SUPERVISORS  
ATTEST:  
NANCY ROMERO  
CLERK TO THE BOARD OF SUPERVISORS  
BY: Shawn Lewis Smith, DEPUTY

### 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.

DATED: October 7, 2003  
PAUL MCDONNELL, COUNTY TAX COLLECTOR  
BY: Barbara Good, DEPUTY

This Certification Excludes any Supplemental Tax Assessment not yet Extended

### TAX BOND CERTIFICATE

I HEREBY CERTIFY 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 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: \_\_\_\_\_, 2003

CASH TAX BOND NANCY ROMERO  
PAUL MCDONNELL CLERK TO THE BOARD OF SUPERVISORS  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY BY: \_\_\_\_\_ DEPUTY

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY SOILS SOUTHWEST, INC ON THE 15TH DAY OF JULY, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE

### SIGNATURE OMISSIONS:

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

A RIGHT OF WAY GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY BY DEED RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635, AND RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 & 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY.

A RIGHT OF WAY RESERVED BY M.A MURPHY BY DEED RECORDED APRIL 17, 1891 IN BOOK 130, PAGE 207, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY

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Original

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

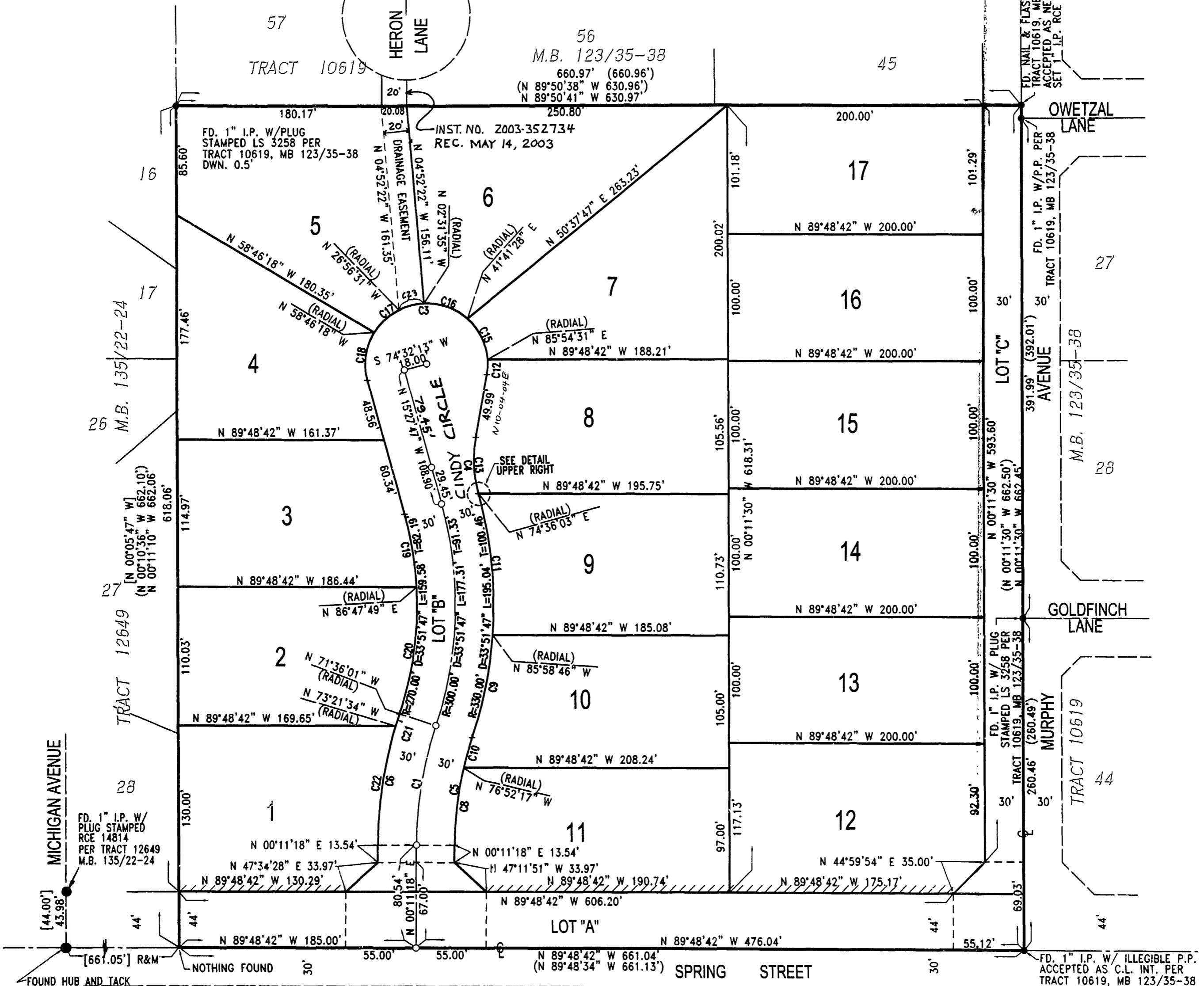
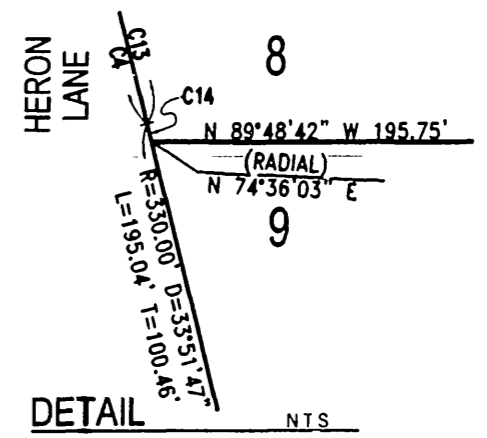
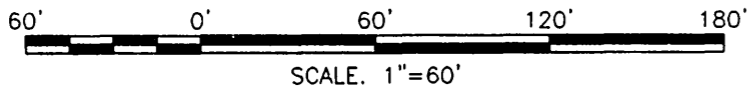
SHEET 2 OF 2 SHEETS

# TRACT MAP 29170

BEING A SUBDIVISION OF BLOCK 11 OF PLAN OF SUBDIVISION OF M A MURPHY, RECORDED IN BOOK 8, PAGE 66 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LYING WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE & MERIDIAN

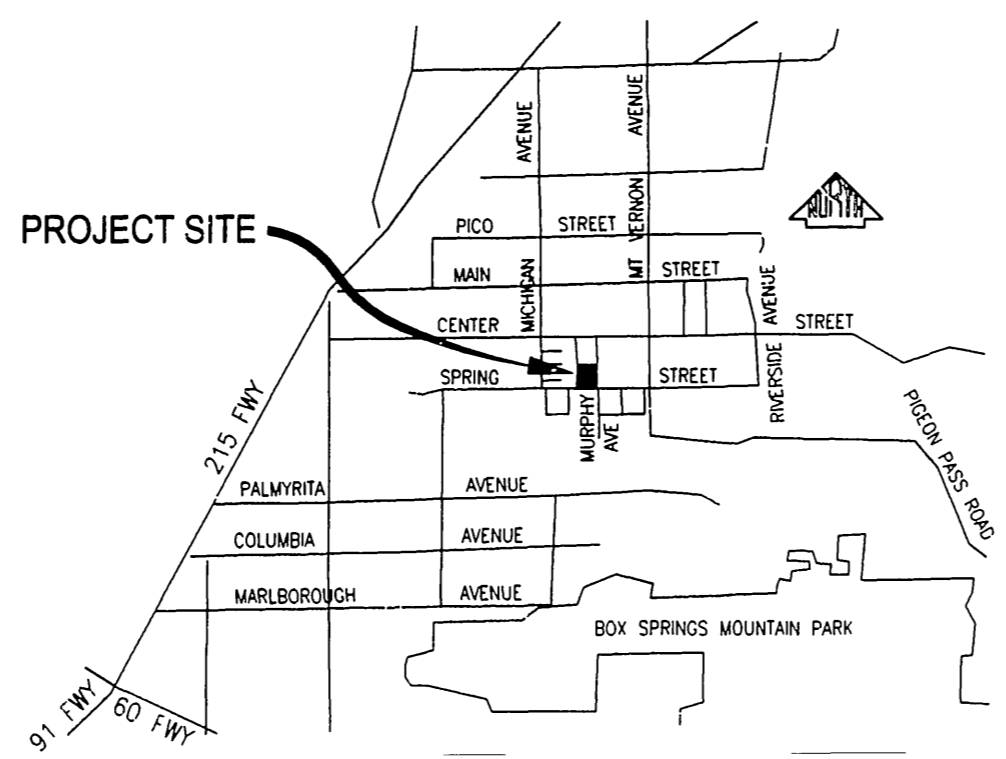
**JOSEPH E. BONADIMAN & ASSOCIATES INC.**  
consulting engineers land surveyors

JANUARY, 2002



**CURVE DATA SCHEDULE:**

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
C1	300.00	18°12'42"	95.36	48.08
C2	184.35	25°31'46"	82.14	41.76
C3	48.00	205°31'57"	172.19	
C4	100.00	25°31'55"	44.56	22.66
C5	270.00	18°12'42"	85.82	43.28
C6	330.00	18°12'42"	104.89	52.89
C8	270.00	12°56'25"	60.98	30.62
C9	330.00	14°22'46"	82.82	41.63
C10	270.00	05°16'17"	24.84	12.43
C11	330.00	19°25'11"	111.85	56.47
C12	48.00	14°09'39"	11.86	5.96
C13	100.00	25°31'55"	44.56	22.66
C14	330.00	00°03'49"	0.37	0.18
C15	48.00	44°13'03"	37.04	19.50
C16	48.00	44°13'03"	37.04	19.50
C17	48.00	56°14'43"	47.12	25.65
C18	48.00	46°41'30"	39.12	20.72
C19	270.00	12°15'36"	57.77	29.00
C20	270.00	21°36'11"	101.80	51.51
C21	330.00	01°45'34"	10.13	5.07
C22	330.00	16°27'08"	94.76	47.71
C23	48.00	24°24'37"	20.45	10.38



**E.C.S. NOTE**  
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT SURVEY DIVISION, IN E.C.S. BOOK 34, PAGE 66 THIS AFFECTS ALL LOTS

### ENGINEER'S NOTES

- INDICATES FD MONUMENT AS INDICATED (ALL MONUMENTS FOUND UNLESS NOTED OTHERWISE)
  - INDICATES SET 1" IRON PIPE TAGGED RCE 30238, FLUSH
- NOTE: SET 1" IRON PIPES, TAGGED RCE 30238 FLUSH ON ALL LOT CORNERS. ON LOTS HAVING FRONTAGE WITH CONCRETE CURBS, SET A LEAD AND TAG RCE 30238 IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES, IN LIEU OF A 1" IRON PIPE AT THE RIGHT OF WAY ALL MONUMENTS SHOWN SHALL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENTATION AGREEMENT OF THIS MAP UNLESS OTHERWISE NOTED.

TOTAL GROSS ACRES - 10.05

- [ ] INDICATES RECORD INFORMATION PER TRACT MAP 12649, MB 135/22-24
- ( ) INDICATES RECORD INFORMATION PER TRACT 10619, MB 123/35-38

P.P. PLASTIC PLUG  
INDICATES RESTRICTED ACCESS

ALL DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

### BASIS OF BEARING

BEING THE CENTERLINE OF MURPHY AVENUE AS SHOWN ON TRACT 10619, MAP BOOK 123 PAGES 35 THRU 38 INCLUSIVE AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER COUNTY OF RIVERSIDE SAID CENTERLINE HAVING A BEARING OF N00°11'30"W