

352/92

City

M.B. 352 / 92

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 CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER OF TRACT 31283.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, CHAMBER STREET (LOT "A")

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

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 5 INCLUSIVE.

OVERLOOK DEVELOPMENT CORPORATION  
A CALIFORNIA CORPORATION

PRESIDENT: \_\_\_\_\_ SECRETARY/ TREASURER: Bassam Rammatia  
BASSAM RAMMATIA

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON February, 2004, BEFORE ME Brenda F. Hatter A NOTARY PUBLIC, 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 MY COMMISSION EXPIRES: 9-9-06

SIGNATURE: Brenda F. Hatter PRINT: Brenda F. Hatter

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 MARCH 3, 1943 IN BOOK 571, PAGE 359, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

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 ELECTRICAL FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL 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.

DATE: MAR 2, 2004

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld  
MM

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENT TO THE MAKING AND FILING OF THE ANNEXED MAP.

- 2. A 20 FOOT WATER LINE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, BEING PARCEL 9-1 OF A DEED RECORDED ON APRIL 2, 1962 IN BOOK 3109, PAGE 359, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- 3. THAT CERTAIN EASEMENT FOR WATER DITCHES, PIPES, FLUMES AND APPARATUS IN FAVOR OF THE RIVERSIDE WATER COMPANY GRANTED AUGUST 14, 1886, IN BOOK 42, PAGE 296, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

DATE: MAR 2, 2004

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld  
MM

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

TRACT No. 31283

BEING A PORTION OF LOT 16 IN BLOCK 2 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA SECTION 6, T. 3 S., R. 5 W., S.B.M.

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. 31283.

THE EASEMENTS DESIGNATED AS 5' X 5' FOR P.U.E. ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 5 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

DATE: March 16, 2004

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

BY: Colleen Nicol

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, 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: 3/3, 2004

PAUL C. SUNDEEN  
CITY TREASURER

BY: Paul C. Sundeen

TAX COLLECTOR'S STATEMENT

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN 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 LIENS BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$2,500

DATE: March 18, 2004

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: Bernice Arnold

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$2,500, 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.

DATE: Mar. 18, 2004

CASH TAX BOND  
DATE: Mar. 18, 2004

NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY

BY: Bernice Arnold

RECORDER'S STATEMENT

FILED THIS 24<sup>th</sup> DAY OF March, 2004, AT 8:00 A.M.

IN BOOK 352 OF TRACT MAPS, AT PAGES 92-93.

AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

NO. 2004-0204716

FEE \$9.-

GARY L. ORSO, COUNTY RECORDER, CLERK AND ASSESSOR

BY: Melarcia, DEPUTY

SUBDIVISIONS GUARANTEE BY: CHICAGO TITLE COMPANY

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 31283 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 17, 2003 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 INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: 3/5, 2004

THOMAS J. BOYD  
RCE 36170 LIC. EXP. 6/30/08  
CITY ENGINEER

BY: Thomas Boyd

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 CASI DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 3/4/04, 2004

MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/05  
CITY SURVEYOR

BY: Mark S. Brown

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SID GEOTECH, INC., OF RIVERSIDE, CALIFORNIA, ON APRIL 09, 2003, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953

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 OVERLOOK DEVELOPMENT CORPORATION (OWNER) IN NOVEMBER OF 2003. 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 RETRACTED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: NOVEMBER 24, 2003



BY: MAS  
MICHAEL A. SANCHEZ  
L.S. 5508 LIC. EXP. 09/30/04  
LICENSED LAND SURVEYOR

RAMCAM

CORONA, CALIFORNIA

FEBRUARY, 2004

M.B. 352 / 92

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

# TRACT No. 31283

BEING A PORTION OF LOT 16 IN BLOCK 2 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY,  
AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA  
SECTION 6, T. 3 S., R. 5 W., S.B.M.

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHAMBER STREET SHOWN AS N 34° 15' 29" W AS SHOWN ON TRACT MAP NO. 30257, MB 320/98-100 RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

### SURVEYOR'S NOTES:

- FOUND MONUMENTATION
- (0.00') REC. PER MAP R/S 47/80
- ((0.00')) REC. PER MAP R/S 14/98
- [0.00'] REC. PER TRACT MAP NO. 30257 MB 320/98-100 RIV. CO.
- {0.00'} REC. PER MAP R/S 19/41
- R RECORD
- SET 1" IRON PIPE TAGGED LS 5508 FLUSH UNLESS OTHERWISE NOTED
- M MEASURED

THIS TRACT CONTAINS 1.091 ACRES

### EASEMENT NOTES

- 1 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
- 2 A 20 FOOT WATER LINE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, BEING PARCEL 9-1 OF A DEED RECORDED ON APRIL 2, 1962 IN BOOK 3109, PAGE 359, 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 GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO THE ISSUANCE OF BUILDING PERMIT.

LINE NO.	BEARING	DISTANCE
L1	S 55°44'51" W	30.00'
L2	S 34°15'29" E	45.94'
L3	S 49°15'25" E	49.08'
L4	N 49°15'25" W	0.59'

CURVE NO.	DELTA	RADIUS	LENGTH
C1	37°36'02"	48.000'	31.50'
C2	33°37'22"	48.000'	28.12'
C3	33°50'51"	48.000'	28.35'
C4	7°09'10"	103.000'	12.86'
C5	7°50'50"	103.000'	14.11'
C6	15°00'00"	103.000'	26.97'
C7	105°00'02"	48.000'	87.97'

