

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 31584

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 PER PARCEL MAP BOOK 24, PAGE 58, ALONG WITH A PORTION OF SECTION 31, T2S, R4W, SBBM, AND PORTIONS OF LOTS 8, 9 AND C OF LA COLINA TRACT PER MAP BOOK 9, PAGES 31 AND 32, AND A PORTION OF LOT 4 OF MONTE VISTA TRACT PER MAP BOOK 6, PAGE 20, ALL IN THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

TUTTLE ENGINEERING REDLANDS, CALIFORNIA JANUARY 2004

RECORDER'S STATEMENT

Filed this 30th day of September, 2004, at 8 A. M.

in Book 364 of Maps, at Pages 94-96, at the request of the City Clerk.

No. 2604-0775687

Fee \$11.-

GARY L. ORSO County Clerk, Assessor, Recorder

By: [Signature] Deputy

Subdivision guarantee by: FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S STATEMENT

We hereby state that we are the owners, or have some right, title, or interest in the land included within the subdivision as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to the public an Avigation easement and right of flight for the passage of aircraft over Lot "A", Lot "B" and Lots 1 through 10 inclusive. We hereby dedicate to the City of Riverside, for public utility and emergency purposes only, Lot "A", Lot "B" and the public utility easements as shown hereon. We hereby reserve to ourselves, our heirs and assigns for the use and benefit of the present and future owners of the Lots, such drainage easements as delineated on this map.

[Signature] NICHOLAS E. TAVAGLIONE

[Signature] SALLIE B. TAVAGLIONE

TRUSTEE'S STATEMENT

PROVIDENT FINANCIAL CORPORATION, a California Corporation, as trustee under deed of trust recorded April 30, 1993 as Instrument Number 162784 of Official Records, County of Riverside, State of California

PRESIDENT

SECRETARY

NATIONAL CITY MORTGAGE CO as trustee under deed of trust recorded May 14, 2003 as Instrument Number 348620 of Official Records, County of Riverside, State of California

PRESIDENT

SECRETARY

INLAND EMPIRE NATIONAL BANK as trustee under deed of trust recorded January 8, 2004 as Instrument Number 0011588 of Official Records, County of Riverside, State of California

PRESIDENT

SECRETARY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S. COUNTY OF Riverside

On 8/11/04 before me, Alfonso Lara, Notary Public

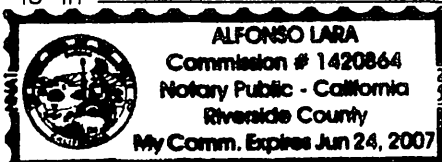
personally appeared Nicholas E. TAVAGLIONE and SALLIE B. TAVAGLIONE

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 signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) executed the instrument.

WITNESS my hand:

[Signature] Signature

My commission expires June 24, 2007 My principal place of business is in Riverside County



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 lots as shown on this map; and that all public utility easements shown are sufficient for all requirements of the water and electric divisions of the Public Utilities Department of the City of Riverside.

Dated: Aug 12, 2004

By: [Signature] THOMAS P. EVANS, Public Utilities Director

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S. COUNTY OF

On before me,

personally appeared

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WITNESS my hand:

My commission expires My principal place of business is in County

Signature

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My commission expires My principal place of business is in County

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SOILS REPORT

A preliminary soils report was prepared for this subdivision by Soils Southwest on January 27, 2004 as required by the Health and Safety Code of the State of California, Section 17953.

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TUTTLE ENGINEERING REDLANDS, CALIFORNIA JANUARY 2004

CITY CLERK CERTIFICATE

Resolved: That this map consisting of three sheets be, and the same is hereby accepted as the final map of Tract 31584. An Avigation Easement and right of flight for the passage of aircraft over Lot "A", Lot "B" and Lots 1 through 10 inclusive and the public utility and emergency easements as shown on this map is hereby accepted.

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 forgoing resolution was accepted by the Mayor and Council of the City of Riverside this 24th day of August, 2004

Colleen Nicol City Clerk of the City of Riverside, California

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 4,100 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.

Date: _____, 2004

NANCY ROMERO, Clerk of the Board of Supervisors

CASH TAX BOND

Date: August 26, 2004

By: _____

PAUL McDONNELL County Tax Collector

TAX COLLECTOR'S STATEMENT

I hereby state that according to the records of this office as of this date, there are no liens against this 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 \$ 4,100

Date: September 29, 2004

PAUL McDONNELL County Tax Collector

By: Warren D Tuttle

SIGNATURE OMISSIONS

Pursuant to Section 66436 of the Subdivision Map Act of the State of California, the signatures of the following holders have been omitted since their interests cannot ripen into a fee. The easements cannot be located from record.

Frank A. Tetley, owner of an easement for steel pipe lines, by deed recorded March 30, 1916 in Book 441, Page 89 of Deeds, Records of Riverside County.

Frank A. Tetley, owner of an easement for steel pipe lines, by deed recorded March 30, 1916 in Book 441, Page 93 of Deeds, Records of Riverside County.

A. N. Jack, owner of an easement for road and incidental purposes, by deed recorded July 17, 1926 in Book 682, Page 402 of Deeds, Records of Riverside County.

James F. Kent, et al, owner of an easement for road and incidental purposes, by deed recorded May 24, 1924 in Book 609, Page 24 of Deeds, Records of Riverside County.

Gertrude M. Schute, owner of an easement for pipelines and incidental purposes, by deed recorded September 16, 1941 in Book 515, Page 404, Official Records of Riverside County.

UTILITIES EASEMENT STATEMENT

The City of Riverside being the record owners of the following described easement hereby consents to the making and filing of the annexed map.

A 5' by 25' easement identified as Lot "J" in Tract 2604, recorded in Book 48 of Maps, Pages 3 through 5, Records of Riverside County.

Dated: Aug 12, 2004

THOMAS P. EVANS Public Utilities Director

By: [Signature]

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 31584 which was approved by the City of Riverside Planning Commission on November 20, 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.

THOMAS J. BOYD R.C.E. 36170 Lic. Exp. 6/30/06 City Engineer

By: [Signature]

Date: 8/13/04

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.

MARK S. BROWN L.C. 5655 Lice. Exp. 9/30/05 City Surveyor

By: [Signature]

Date: 8/12/04

ENGINEER'S STATEMENT

This map was prepared by me or under my direction and is based on a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Nick Tavaglione in November 2003. I hereby state that the final map substantially conforms to the conditionally approved tentative map. I hereby state 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 date of this map. The monuments are or will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.



Warren D Tuttle

WARREN D. TUTTLE R.C.E. 30171 Lic. Exp. 3/31/06

Date: 8/9/04

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.

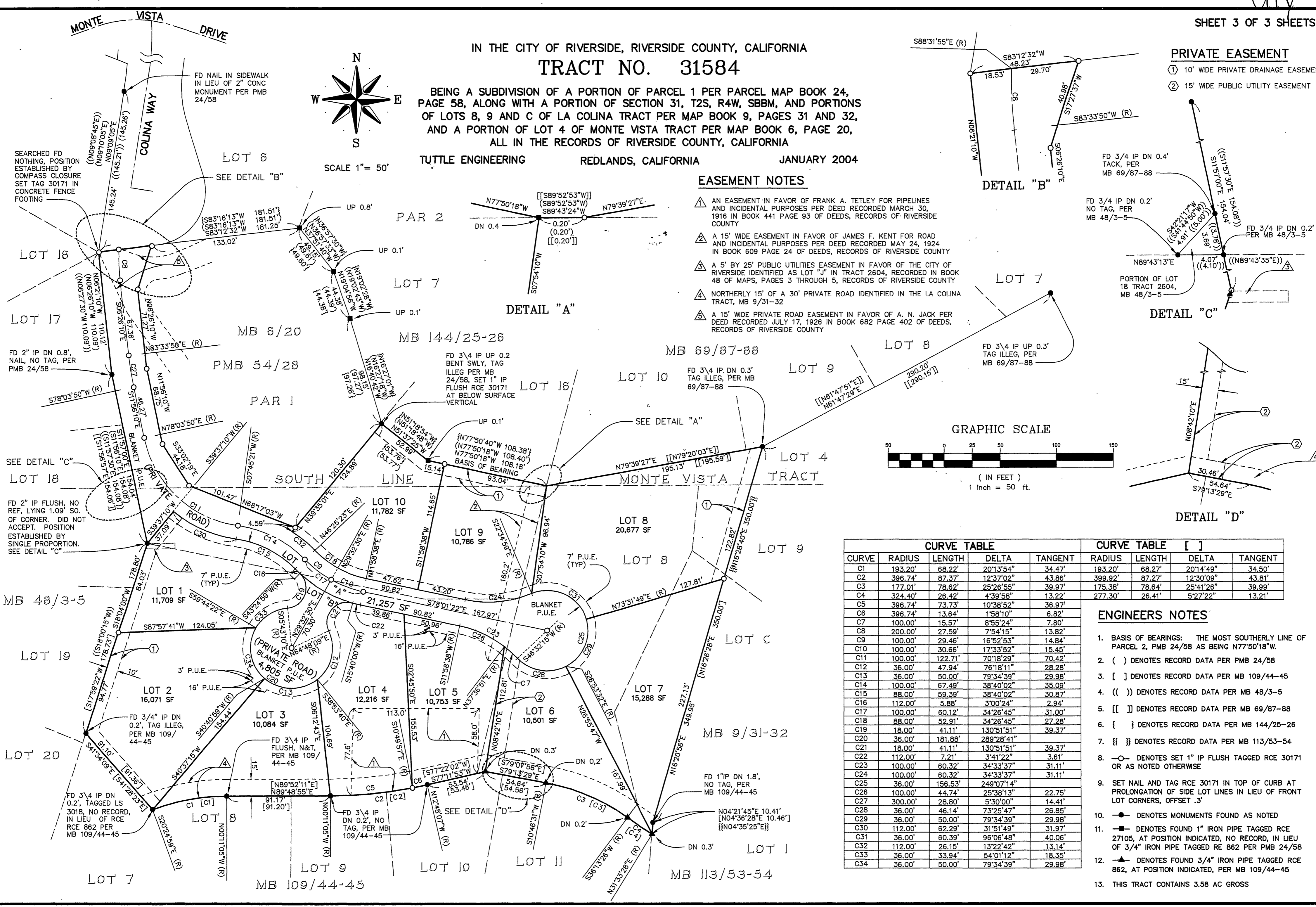
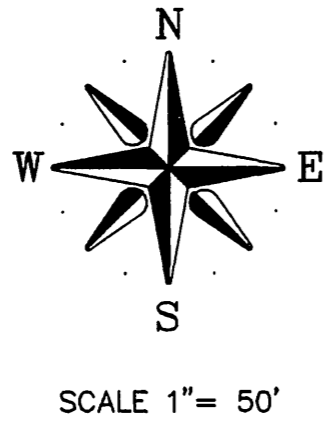
Dated: 8/12, 2004

PAUL S. SUNDEEN City Treasurer

By: [Signature]

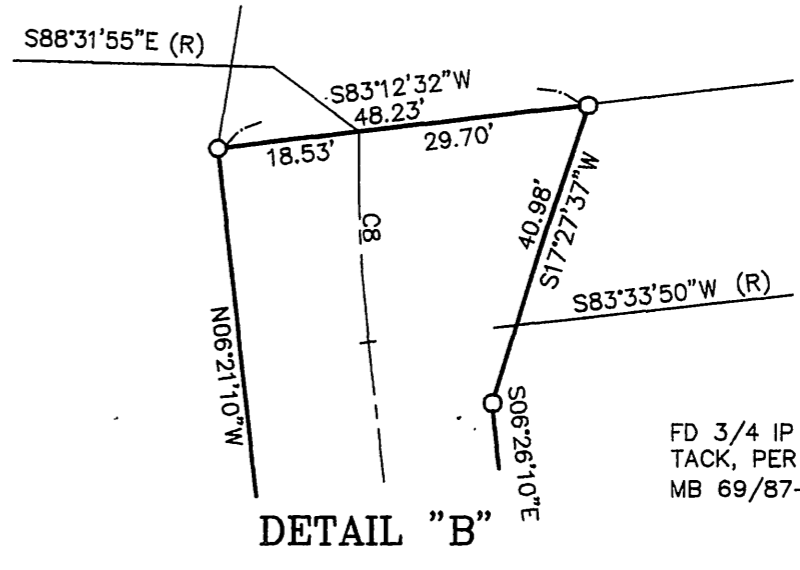
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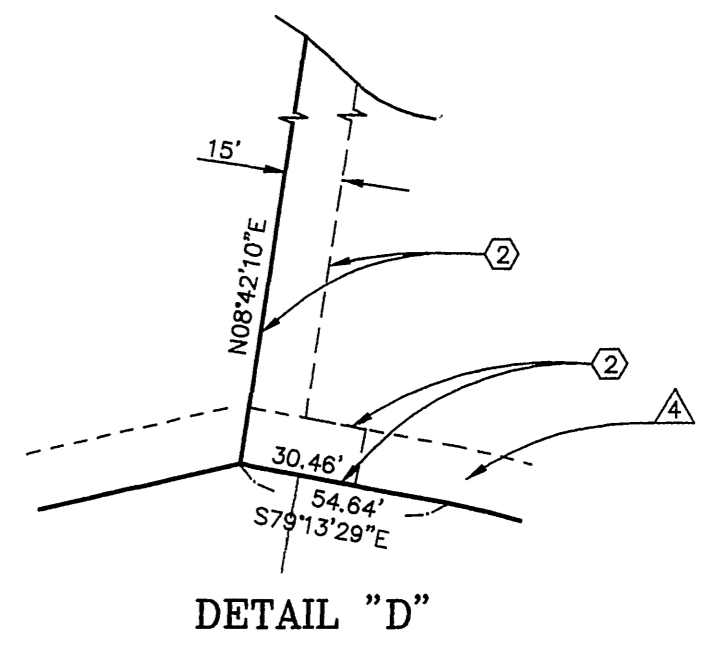
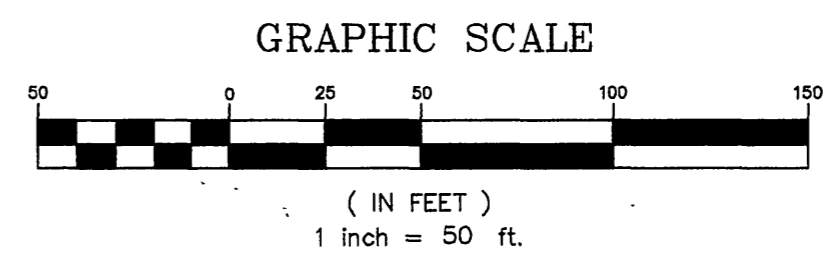
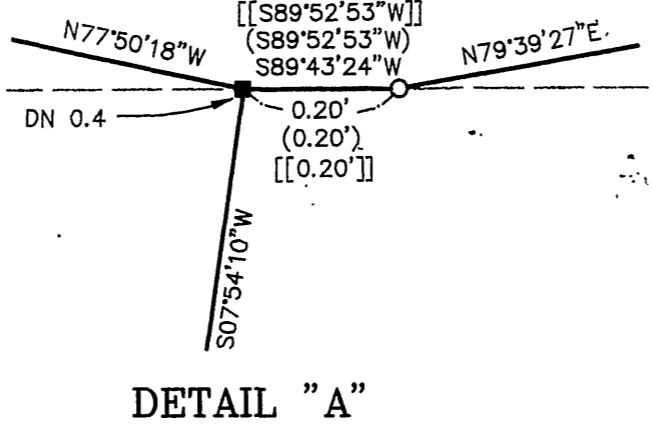
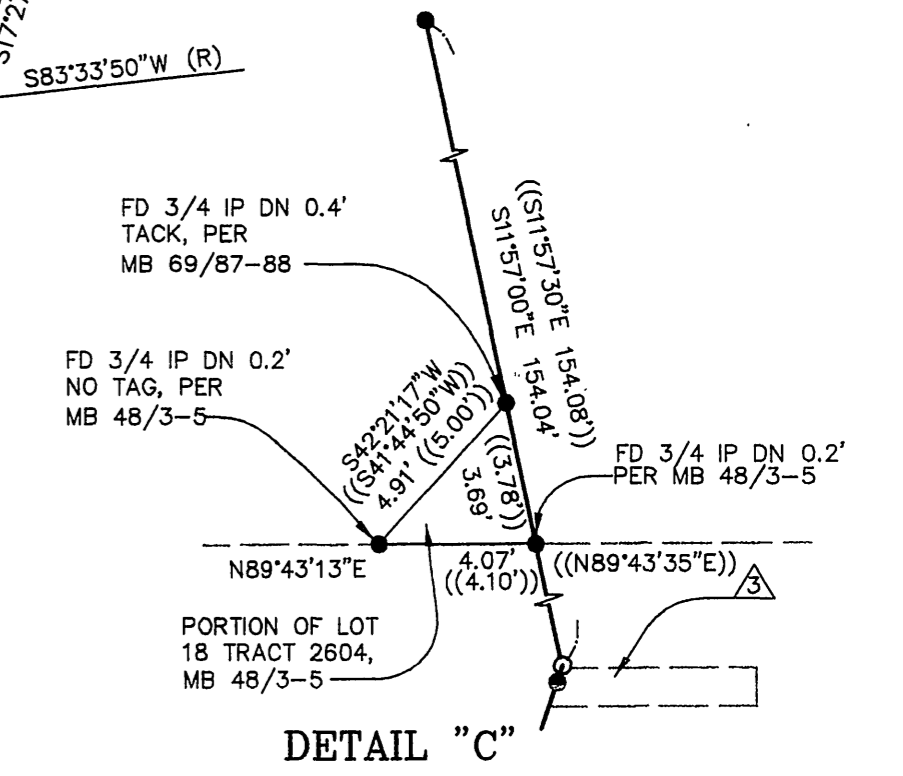
EASEMENT NOTES

- △ AN EASEMENT IN FAVOR OF FRANK A. TETLEY FOR PIPELINES AND INCIDENTAL PURPOSES PER DEED RECORDED MARCH 30, 1916 IN BOOK 441 PAGE 93 OF DEEDS, RECORDS OF RIVERSIDE COUNTY
- △ A 15' WIDE EASEMENT IN FAVOR OF JAMES F. KENT FOR ROAD AND INCIDENTAL PURPOSES PER DEED RECORDED MAY 24, 1924 IN BOOK 609 PAGE 24 OF DEEDS, RECORDS OF RIVERSIDE COUNTY
- △ A 5' BY 25' PUBLIC UTILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE IDENTIFIED AS LOT "J" IN TRACT 2604, RECORDED IN BOOK 48 OF MAPS, PAGES 3 THROUGH 5, RECORDS OF RIVERSIDE COUNTY
- △ NORTHERLY 15' OF A 30' PRIVATE ROAD IDENTIFIED IN THE LA COLINA TRACT, MB 9/31-32
- △ A 15' WIDE PRIVATE ROAD EASEMENT IN FAVOR OF A. N. JACK PER DEED RECORDED JULY 17, 1926 IN BOOK 682 PAGE 402 OF DEEDS, RECORDS OF RIVERSIDE COUNTY



PRIVATE EASEMENT

- ① 10' WIDE PRIVATE DRAINAGE EASEMENT
- ② 15' WIDE PUBLIC UTILITY EASEMENT



CURVE TABLE					CURVE TABLE []			
CURVE	RADIUS	LENGTH	DELTA	TANGENT	RADIUS	LENGTH	DELTA	TANGENT
C1	193.20'	68.22'	20°13'54"	34.47'	193.20'	68.27'	20°14'49"	34.50'
C2	396.74'	87.37'	12°37'02"	43.86'	399.92'	87.27'	12°30'09"	43.81'
C3	177.01'	78.62'	25°26'55"	39.97'	175.38'	78.64'	25°41'26"	39.99'
C4	324.40'	26.42'	4°39'58"	13.22'	277.30'	26.41'	5°27'22"	13.21'
C5	396.74'	73.73'	10°38'52"	36.97'				
C6	396.74'	13.64'	1°58'10"	6.82'				
C7	100.00'	15.57'	8°55'24"	7.80'				
C8	200.00'	27.59'	7°54'15"	13.82'				
C9	100.00'	29.46'	16°52'53"	14.84'				
C10	100.00'	30.66'	17°33'52"	15.45'				
C11	100.00'	122.71'	70°18'29"	70.42'				
C12	36.00'	47.94'	76°18'11"	28.28'				
C13	36.00'	50.00'	79°34'39"	29.98'				
C14	100.00'	67.49'	38°40'02"	35.09'				
C15	88.00'	59.39'	38°40'02"	30.87'				
C16	112.00'	5.88'	3°00'24"	2.94'				
C17	100.00'	60.12'	34°26'45"	31.00'				
C18	88.00'	52.91'	34°26'45"	27.28'				
C19	18.00'	41.11'	130°51'51"	39.37'				
C20	36.00'	181.88'	289°28'41"	31.11'				
C21	18.00'	41.11'	130°51'51"	39.37'				
C22	112.00'	7.21'	3°41'22"	3.61'				
C23	100.00'	60.32'	34°33'37"	31.11'				
C24	100.00'	60.32'	34°33'37"	31.11'				
C25	36.00'	156.53'	249°07'14"	31.11'				
C26	100.00'	44.74'	25°38'13"	22.75'				
C27	300.00'	28.80'	5°30'00"	14.41'				
C28	36.00'	46.14'	73°25'47"	26.85'				
C29	36.00'	50.00'	79°34'39"	29.98'				
C30	112.00'	62.29'	31°51'49"	31.97'				
C31	36.00'	60.39'	96°06'48"	40.06'				
C32	112.00'	26.15'	13°22'42"	13.14'				
C33	36.00'	33.94'	54°01'12"	18.35'				
C34	36.00'	50.00'	79°34'39"	29.98'				

ENGINEERS NOTES

1. BASIS OF BEARINGS: THE MOST SOUTHERLY LINE OF PARCEL 2, PMB 24/58 AS BEING N77°50'18"W.
2. () DENOTES RECORD DATA PER PMB 24/58
3. [] DENOTES RECORD DATA PER MB 109/44-45
4. (()) DENOTES RECORD DATA PER MB 48/3-5
5. [[]] DENOTES RECORD DATA PER MB 69/87-88
6. { } DENOTES RECORD DATA PER MB 144/25-26
7. {{ }} DENOTES RECORD DATA PER MB 113/53-54
8. —○— DENOTES SET 1" IP FLUSH TAGGED RCE 30171 OR AS NOTED OTHERWISE
9. SET NAIL AND TAG RCE 30171 IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS, OFFSET .3'
10. ● DENOTES MONUMENTS FOUND AS NOTED
11. —■— DENOTES FOUND 1" IRON PIPE TAGGED RCE 27105, AT POSITION INDICATED, NO RECORD, IN LIEU OF 3/4" IRON PIPE TAGGED RCE 862 PER PMB 24/58
12. —▲— DENOTES FOUND 3/4" IRON PIPE TAGGED RCE 862, AT POSITION INDICATED, PER MB 109/44-45
13. THIS TRACT CONTAINS 3.58 AC GROSS