

City

365/49

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...

WE HEREBY DEDICATE FOR PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A", "B" AND "C"

WE THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION...

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATERLINE AND ELECTRIC ENERGY DISTRIBUTION FACILITIES...

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES...

WE HEREBY RESERVE TO OURSELVES OUR HEIRS AND ASSIGNS AN EASEMENT FOR DRAINAGE PURPOSES, MATERIALS, EQUIPMENT AND EARTH-FILL OR DEPOSIT...

WE HEREBY RETAIN TO OURSELVES, SUCCESSORS AND ASSIGNS, LOTS "D" THROUGH "H", INCLUSIVE, AS PRIVATE STREETS, AS SHOWN ON THE ANNEXED MAP...

WE HEREBY RESERVE FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND ALL LOT OWNERS WITHIN THIS SUBDIVISION...

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434 (g) OF THE SUBDIVISION MAP ACT:

THE NORTHEASTERLY 2.00 FEET OF PARCELS 1 AND 2 (PORTION OF GIBSON STREET) OF THAT CERTAIN GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT RECORDED OCTOBER 25, 1974...

MBK HOMES LIMITED, A CALIFORNIA LIMITED PARTNERSHIP

[Signature]

BANK OF AMERICA, N.A. BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 20, 2004...

[Signature]

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE } s.s.

ON August 17, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED TIM KANE AND PARESH PATEL... I PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE...

[Signature] HELEN CHO

HELEN CHO (PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE } s.s.

ON August 17, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED TIM KANE AND PARESH PATEL... I PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE...

NOTARY PUBLIC IN AND FOR SAID STATE

(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

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

TRACT NO. 30741

BEING A SUBDIVISION OF PORTIONS OF LOTS 2 AND 7 IN BLOCK 30, OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGE 70 THEREOF...

IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERS * LAND SURVEYORS RIVERSIDE, CA. OCTOBER, 2003

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 NO. 30741 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 17, 2002...

DATED: Sept 23, 2004

THOMAS J. BOYD R.C.E. 36170, L.I.C. EXP. 6-30-06 CITY ENGINEER

[Signature]

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...

DATED: SEPT 27, 2004

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

[Signature]

CITY CLERK'S CERTIFICATE

-RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT MAP NO. 30741. LOTS "A", "B" AND "C" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES...

1. THE NORTHEASTERLY 2.00 FEET OF PARCELS 1 AND 2 (PORTION OF GIBSON STREET) OF THAT CERTAIN GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT RECORDED OCTOBER 25, 1974...

THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434 (g) OF THE SUBDIVISION MAP ACT:

1. THE NORTHEASTERLY 2.00 FEET OF PARCELS 1 AND 2 OF THAT CERTAIN GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE BY DOCUMENT RECORDED OCTOBER 25, 1974...

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 5th DAY OF October, 2004

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

[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.

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

[Signature]

9/23/04

RECORDER'S STATEMENT

FILED THIS 13 DAY OF October 2004 AT 8 A.M. IN BOOK 365 OF MAPS, AT PAGES 49-53 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE...

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE BY: FIDELITY NATIONAL TITLE COMPANY

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...

DATED: September 2004

PAUL Mc DONNELL COUNTY TAX COLLECTOR

[Signature]

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$19,600 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...

DATED: September 2004

CASH TAX BOND PAUL McDONNELL COUNTY TAX COLLECTOR

NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS

BY: [Signature] DEPUTY

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...

DATED: 9/23 2004

PAUL C. SUNDEEN CITY TREASURER

[Signature]

UTILITIES EASEMENT STATEMENT

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

1. AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY FOR WATER PIPES, DITCHES, ETC., AS DISCLOSED BY DOCUMENT RECORDED AUGUST 14, 1885, IN BOOK 42 OF DEEDS, PAGES 294 AND 295, RECORDS OF SAN BERNARDINO COUNTY.

DATED: SEPT 27, 2004

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

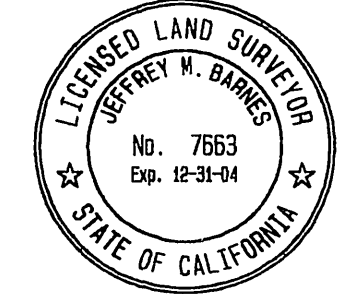
[Signature]

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 SMC RIVERSIDE 62, LLC, IN FEBRUARY, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP...

DATED: AUG. 13, 2004

[Signature] JEFFREY M. BARNES, L.S. NO. 7663 (L.S. EXPIRES DEC. 31, 2004)



M.B. 365 / 49

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

TRACT NO. 30741

BEING A SUBDIVISION OF PORTIONS OF LOTS 2 AND 7 IN BLOCK 30, OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND A PORTION OF THE RIVERSIDE WATER COMPANY CANAL AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 14, PAGE 13 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERS * LAND SURVEYORS
RIVERSIDE, CA. OCTOBER, 2003

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LOR & ASSOCIATES ON THE 12 TH DAY OF MARCH, 2003, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

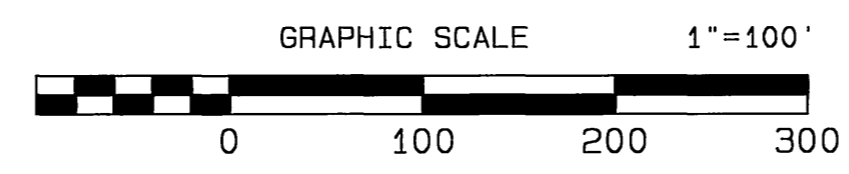
SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

1. AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF RAMON SALAZAR RECORDED DECEMBER 12, 1937 IN BK. 351, PG. 491, O.R.R.C.

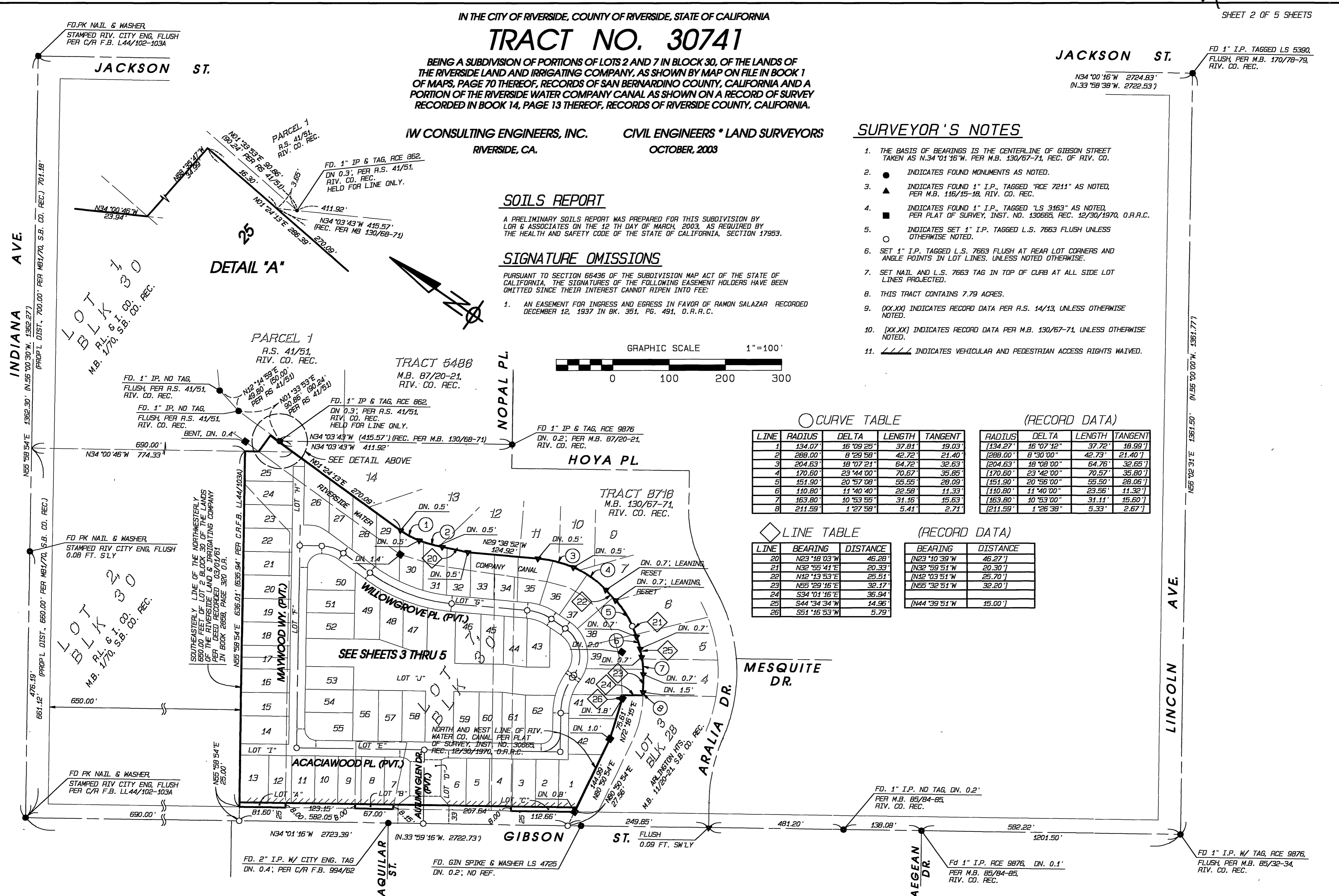
SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF GIBSON STREET TAKEN AS N.34°01'16"W. PER M.B. 130/67-71, REC. OF RIV. CO.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ▲ INDICATES FOUND 1" I.P., TAGGED "RCE 7211" AS NOTED, PER M.B. 116/15-18, RIV. CO. REC.
4. ■ INDICATES FOUND 1" I.P., TAGGED "LS 3163" AS NOTED, PER PLAT OF SURVEY, INST. NO. 130665, REC. 12/30/1970, O.R.R.C.
5. ○ INDICATES SET 1" I.P., TAGGED L.S. 7663 FLUSH UNLESS OTHERWISE NOTED.
6. SET 1" I.P., TAGGED L.S. 7663 FLUSH AT REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS NOTED OTHERWISE.
7. SET NAIL AND L.S. 7663 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
8. THIS TRACT CONTAINS 7.79 ACRES.
9. (XX.XX) INDICATES RECORD DATA PER R.S. 14/13, UNLESS OTHERWISE NOTED.
10. [XX.XX] INDICATES RECORD DATA PER M.B. 130/67-71, UNLESS OTHERWISE NOTED.
11. // INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.



LINE	RADIUS	DELTA	LENGTH	TANGENT
1	134.07'	16°09'25"	37.81'	19.03'
2	288.00'	8°29'58"	42.72'	21.40'
3	204.63'	18°07'21"	64.72'	32.63'
4	170.60'	23°44'00"	70.67'	35.85'
5	151.90'	20°57'08"	55.55'	28.09'
6	110.80'	11°40'40"	22.58'	11.33'
7	163.80'	10°53'55"	31.16'	15.63'
8	211.59'	1°27'58"	5.41'	2.71'

LINE	BEARING	DISTANCE
20	N23°18'03"W	46.28'
21	N32°55'41"E	20.33'
22	N12°43'53"E	25.51'
23	N55°29'16"E	32.17'
24	S34°01'16"E	36.94'
25	S44°34'34"W	14.96'
26	S51°16'53"W	5.79'



DETAIL 'A'

PARCEL 1
R.S. 41/51,
RIV. CO. REC.

TRACT 5486
M.B. 87/20-21,
RIV. CO. REC.

HOYA PL.

TRACT 8716
M.B. 130/67-71,
RIV. CO. REC.

SEE SHEETS 3 THRU 5

MESQUITE DR.

GIBSON ST.

ARALIA DR.

FD. 1" I.P. NO TAG, DN. 0.2'
PER M.B. 85/84-85,
RIV. CO. REC.

AEGEAN DR.

FD. 1" I.P. RCE 9876, DN. 0.1'
PER M.B. 85/84-85,
RIV. CO. REC.

FD. 1" I.P. W/ TAG, RCE 9876,
FLUSH, PER M.B. 85/84-85,
RIV. CO. REC.

INDIANA AVE.

LINCOLN AVE.

LOT BLK 30
R.L. & I. CO. REC.
M.B. 170, S.B. CO. REC.

LOT BLK 30
R.L. & I. CO. REC.
M.B. 170, S.B. CO. REC.

SOUTHEASTERLY LINE OF THE NORTHWESTERLY 650.00 FEET OF LOT 2 BLOCK 30 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING COMPANY PER DEED RECORDED 03/01/61 IN BOOK 2868, PAGE 320 O.R.

ACACIAWOOD PL. (PVT.)

MAYWOOD WY. (PVT.)

WILLOWGROVE PL. (PVT.)

LOT 'A'

LOT 'B'

LOT 'C'

LOT 'D'

LOT 'E'

LOT 'F'

LOT 'G'

LOT 'H'

LOT 'I'

LOT 'J'

LOT 'K'

LOT 'L'

LOT 'M'

LOT 'N'

LOT 'O'

LOT 'P'

LOT 'Q'

LOT 'R'

M.B. 365 / 50

M.B. 365 / 50

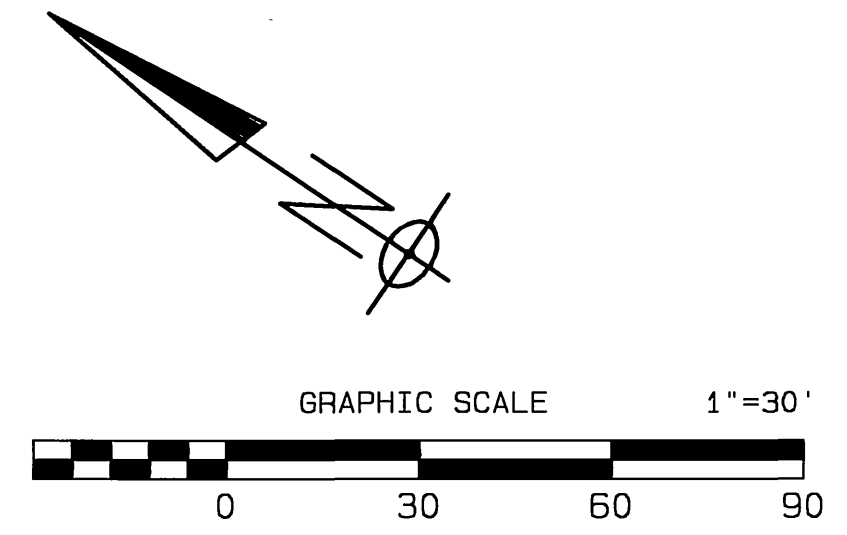
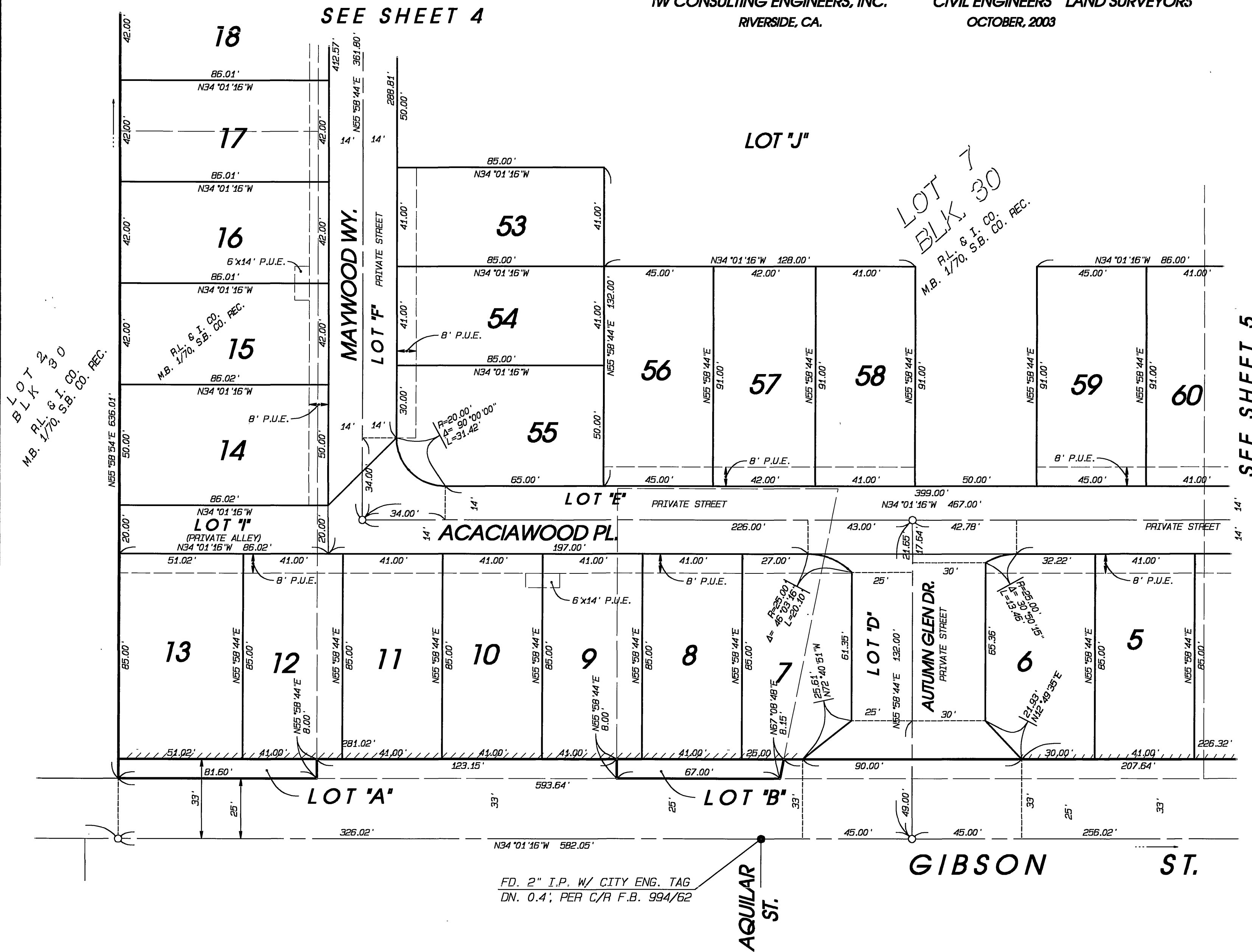
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 30741

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IW CONSULTING ENGINEERS, INC.
RIVERSIDE, CA.

CIVIL ENGINEERS * LAND SURVEYORS
OCTOBER, 2003



SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF GIBSON STREET TAKEN AS N.34°01'16"W. PER M.B. 130/67-71, REC. OF RIV. CO.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
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LOT 2
BLK 30
P.L. & I. CO.
M.B. 170, S.B. CO. REC.

SEE SHEET 5

SEE SHEET 4

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

TRACT NO. 30741

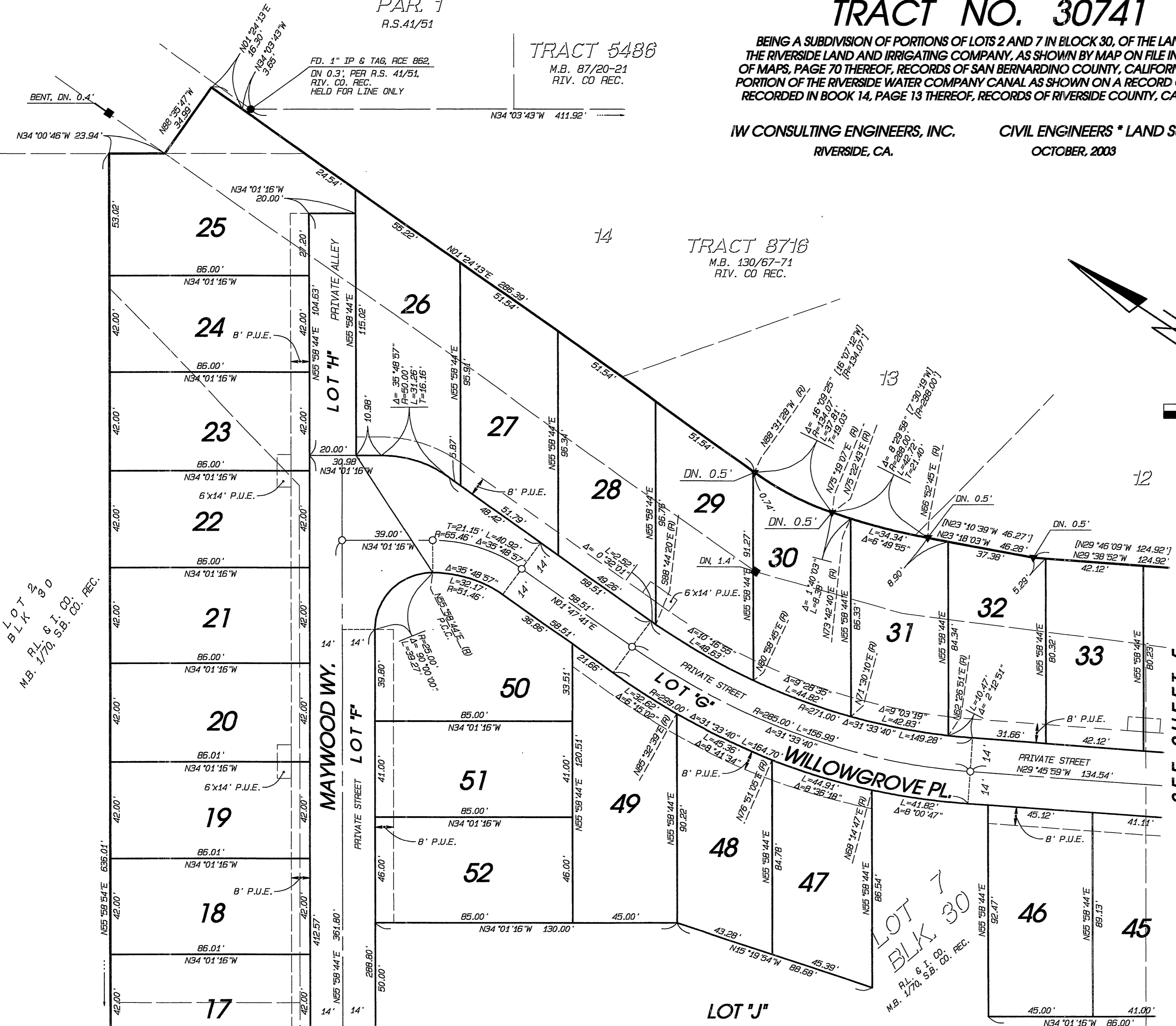
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IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERS * LAND SURVEYORS
RIVERSIDE, CA. OCTOBER, 2003

PAR. 1
R.S. 41/51

TRACT 5486
M.B. 87/20-21
RIV. CO REC.

TRACT 8716
M.B. 130/67-71
RIV. CO REC.



SURVEYOR'S NOTES

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SEE SHEET 5

SEE SHEET 3

LOT 2
BLK 30
P.L. & I. CO.
M.B. 1/70, S.B. CO. REC.

LOT 7
BLK 30
P.L. & I. CO.
M.B. 1/70, S.B. CO. REC.

365/53

M.B. 365 / 53

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

TRACT NO. 30741

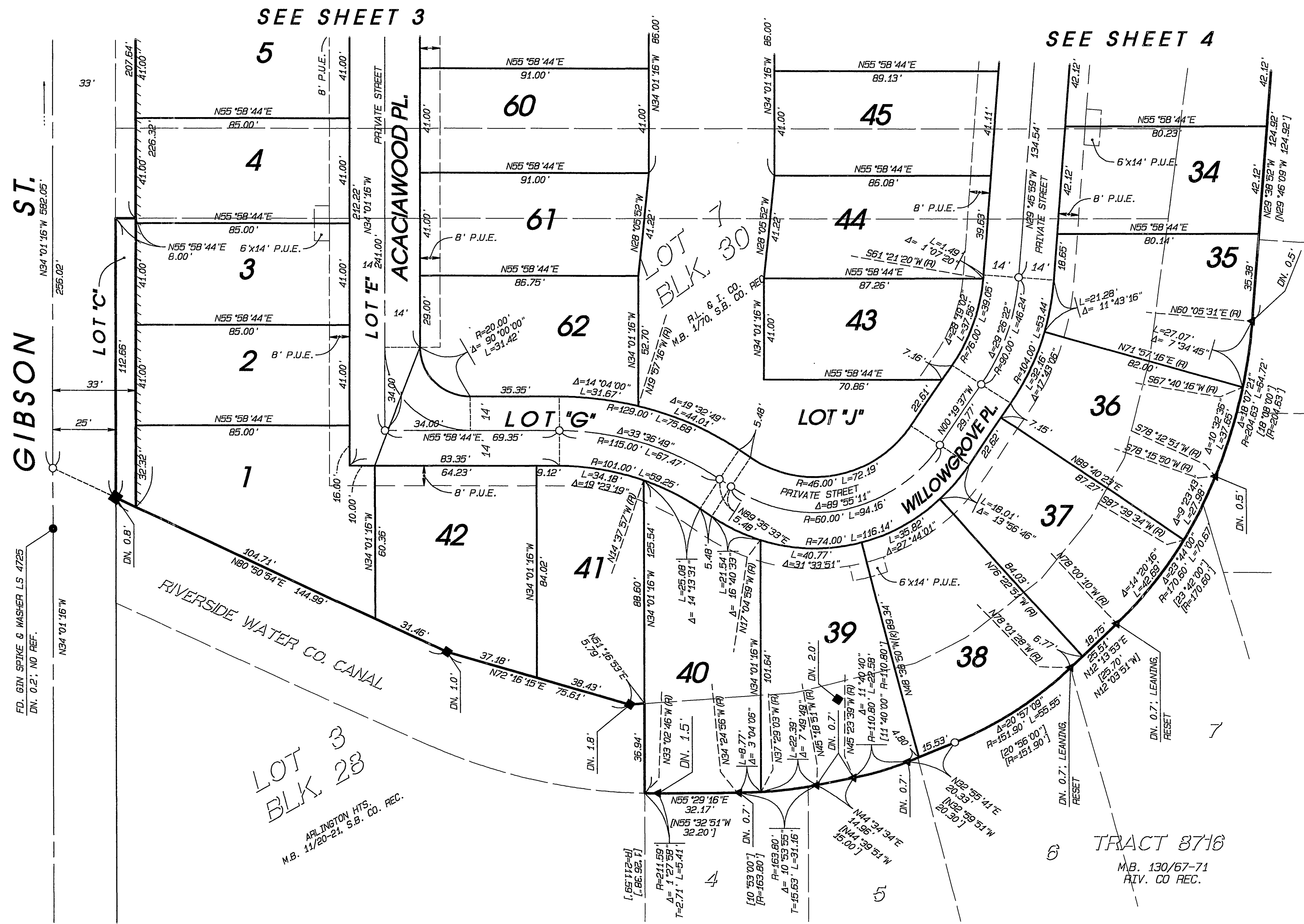
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IW CONSULTING ENGINEERS, INC.
RIVERSIDE, CA.

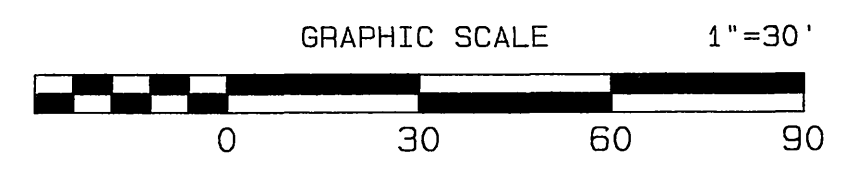
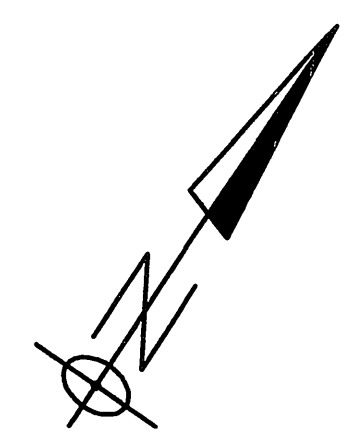
CIVIL ENGINEERS * LAND SURVEYORS
OCTOBER, 2003

SEE SHEET 3

SEE SHEET 4



12



SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF GIBSON STREET TAKEN AS N.34°01'16\"/>
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ▲ INDICATES FOUND 1\"/>
4. ■ INDICATES FOUND 1\"/>
5. ○ INDICATES SET 1\"/>
6. SET 1\"/>
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LOT 3
BLK. 28
ARLINGTON HTS.
M.B. 11/20-21, S.B. CO. REC.

TRACT 8716
M.B. 130/67-71
RIV. CO REC.

M.B. 365 / 53