

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...

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

ARPAD MISZTI AND ILEANA MISZTI, TRUSTEES OF THE MISZTI FAMILY TRUST

Arpad Miszti, Ileana Miszti (Signatures)
ARPAD MISZTI, TRUSTEE
ILEANA MISZTI, TRUSTEE

DAVID MISZTI (Signature)

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 4 DAY OF March 2005, BEFORE ME, Elizabeth Mosqueda, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

Arpad Miszti, Ileana Miszti, David Miszti

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME 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

MY COMMISSION EXPIRES June 24, 2008
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

Commission # 1496229

WITNESS MY HAND, AND OFFICIAL SEAL
Elizabeth Mosqueda (Signature)
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME

NOTARY ACKNOWLEDGMENT

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UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE PREPARATION AND FILING OF THE ANNEXED MAP.

- 1. AN EASEMENT FOR RIGHTS OF WAY AND WATER RIGHTS IN FAVOR OF THE LA SIERRA HEIGHTS WATER COMPANY, A CORPORATION, BY DEED RECORDED MAY 17, 1911 IN BOOK 327 PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY, A CORPORATION, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF TWIN BUTTES WATER COMPANY, BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED JANUARY 20, 1949 IN BOOK 1045 PAGE 407 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED 3/24/05

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
Dieter P. Witzfeld (Signature)
BY M.M.

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 31506

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOT 5 IN BLOCK 28 OF LA GRANADA, AS PER MAP ON RECORDED IN BOOK 12, PAGES 42-51 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THE S.W. 1/4 OF SECTION 35, T.2S., R.6W., RANCHO LA SIERRA M.B. 6/70 RIV. CO. (LOCATED IN SEC. 35, T.2S., R.6W., S.B.M.)

ESGATE ENGINEERING
RIVERSIDE, CA.
OCTOBER 2003

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, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 3,700

DATED 3/18/2005
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY Matt Jennings (Signature)
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 3,700 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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
NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS

DATED 3/18/2005
CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY Matt Jennings (Signature)
DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 31506.

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

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

THE 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 5th DAY OF April, 2005.

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

BY Colleen Nicol (Signature)

PUBLIC 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 ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICES TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT 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 3/24/05
THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY Dieter P. Witzfeld (Signature)
M.M.

SOILS REPORT

A PRELIMINARY SOILS REPORT #02-2659GP-1 WAS PREPARED FOR THIS SUBDIVISION BY ALLWEST GEOSCIENCE INC. ON DEC 16, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

RECORDER'S STATEMENT

FILED THIS 14 DAY OF April, 2005, AT 8 A.M. IN BOOK 378 OF PARCEL MAPS AT PAGES 79-80 AT THE REQUEST OF THE CITY CLERK

OF THE CITY OF RIVERSIDE

FEES \$9-
NO. 2005-0294572
Larry W. Ward
GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

BY (Signature)
DEPUTY

SUBDIVISION GUARANTEE: NORTH AMERICAN TITLE COMPANY

ENGINEER'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 ARPAD MISZTI AND ILEANA MISZTI, TRUSTEES OF THE MISZTI FAMILY TRUST, IN OCTOBER 2003. I HEREBY STATE THAT THIS 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.



DATED 3/11/2005

Brian G. Esqate (Signature)
BRIAN G. ESGATE, P.C.E. 21884
LICENSE EXPIRES 9/30/05

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. 31506 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 4, 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.

DATED 3/25/05

THOMAS J. BOYD
RCE 36170 LIC EXP 6/30/06
CITY ENGINEER

BY Tom Boyd (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.

DATED 3/24/05

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

BY Mark S. Brown (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.

DATED 3/23/05

PAUL C. SUNDEEN
CITY TREASURER

BY Paul C. Sundeen (Signature)

TRACT NO. 31506

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOT 5 IN BLOCK 28 OF LA GRANADA, AS PER MAP ON RECORD IN BOOK 12, PAGES 42-51 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THE S.W. 1/4 OF SECTION 35, T.2S., R.6W., RANCHO LA SIERRA M.B. 6/70 RIV. CO. (LOCATED IN SEC. 35, T.2S., R.6W., S.B.M.)

ESGATE ENGINEERING
RIVERSIDE, CA.

OCTOBER 2003

ENGINEER'S NOTES

BASIS OF BEARINGS - TAKEN FROM THE CENTERLINE OF JONES AVE NORTH OF STOVER AVE BEING N 47°47'30"W PER MAP OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS, PAGES 41 THRU 52, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- DENOTES FOUND MONUMENTS AS NOTED
- DENOTES SET 3/4" I.P. TAGGED R.C.E. 21884, FLUSH, UNLESS OTHERWISE NOTED
- DENOTES FOUND 1" I.P. TAGGED LS 5390, FLUSH PER TR 23587, M.B.219/87-91, RIV. CO.

SET 3/4" I.P., FLUSH TAGGED RCE 21884 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, NAIL AND RCE 21884 TAG SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

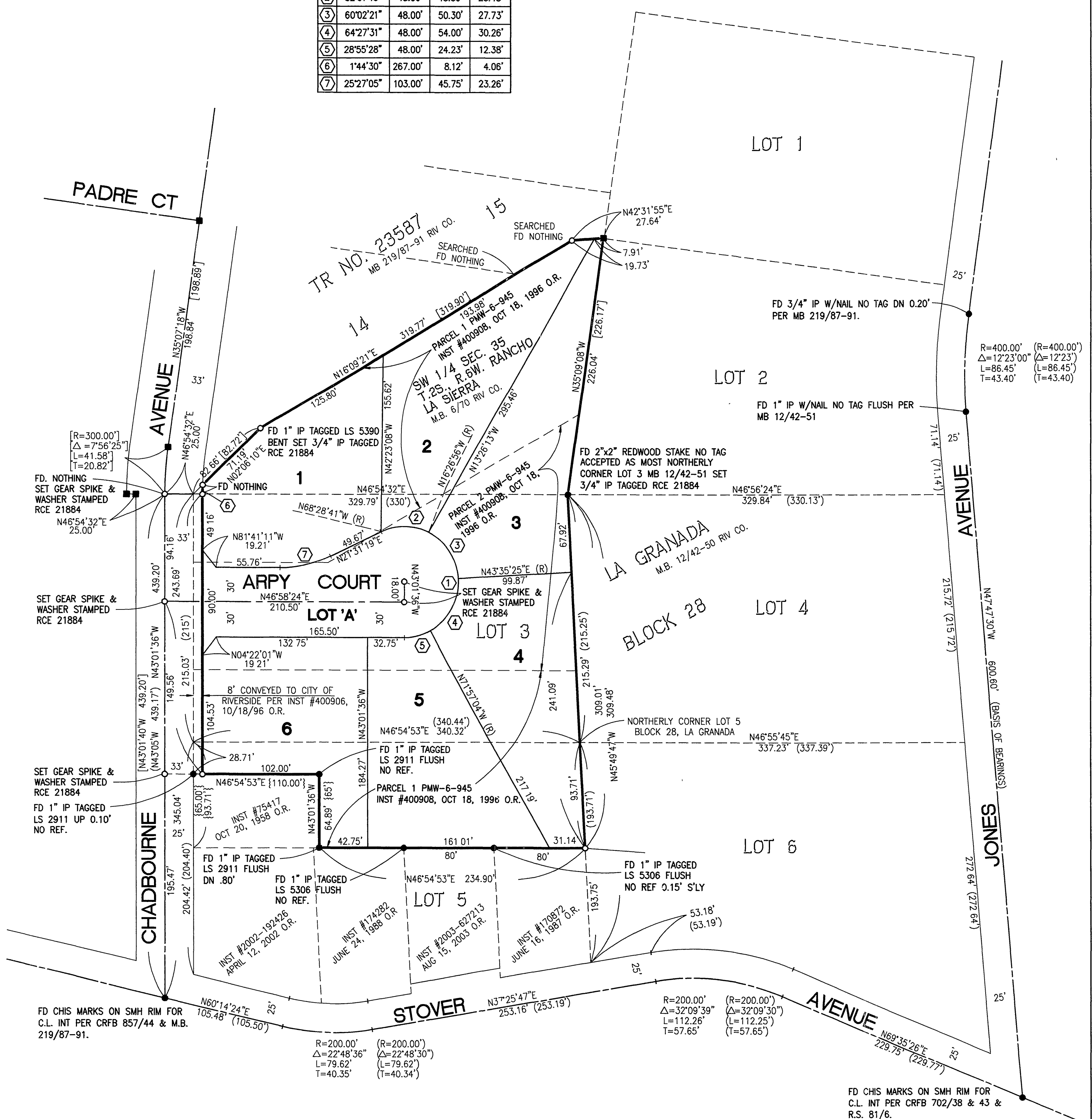
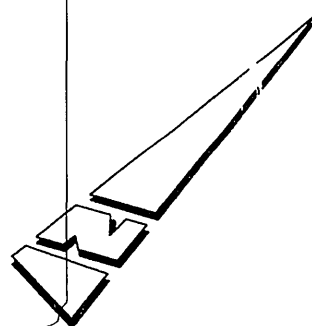
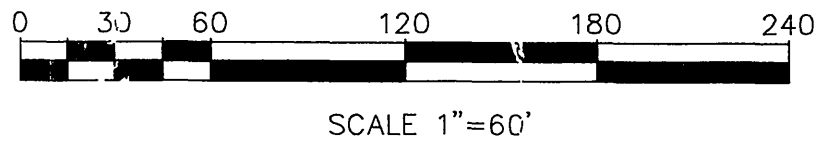
() DENOTES RECORD DATA PER MAP OF LA GRANADA, M.B. 12/42-51 RIV. CO.

[] DENOTES RECORD DATA PER TR. 23587, M.B. 219/87-91 RIV. CO.

{ } DENOTES RECORD DATA PER DEED RECORDED ON OCTOBER 20, 1958 AS INSTRUMENT NO. 75417, RECORDS OF RIVERSIDE COUNTY.

THIS MAP CONTAINS 3.16 ACRES.

NO.	DELTA	RADIUS	LENGTH	TANGENT
①	205°27'05"	48.00'	172.12'	----
②	52°01'45"	48.00'	43.59'	23.43'
③	60°02'21"	48.00'	50.30'	27.73'
④	64°27'31"	48.00'	54.00'	30.26'
⑤	28°55'28"	48.00'	24.23'	12.38'
⑥	1°44'30"	267.00'	8.12'	4.06'
⑦	25°27'05"	103.00'	45.75'	23.26'



R=400.00' (R=400.00')
 Δ=12°23'00" (Δ=12°23')
 L=86.45' (L=86.45')
 T=43.40' (T=43.40')

R=200.00' (R=200.00')
 Δ=22°48'36" (Δ=22°48'30")
 L=79.62' (L=79.62')
 T=40.35' (T=40.34')

R=200.00' (R=200.00')
 Δ=32°09'39" (Δ=32°09'30")
 L=112.26' (L=112.25')
 T=57.65' (T=57.65')

FD CHIS MARKS ON SMH RIM FOR
 C.L. INT PER CRFB 702/38 & 43 &
 R.S. 81/6.