

TRACT MAP NO. 31786

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

BEING A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF THE RANCHO LA SIERRA AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

NOVEMBER, 2003 DAVID R. CHAPIN L.S. 6761

ORANGE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 3 DAY OF June, 2005 AT 8:00 A.M. IN BOOK 382 OF MAPS AT PAGE 48-50 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

FEE: \$11.00
NO. 2005-0445092
GARY L. ORSO, COUNTY ASSESSOR -
CLERK - RECORDER LARRY W. WARD

BY: J. McMunich DEPUTY

SUBDIVISION GUARANTEED BY:
FIRST AMERICAN TITLE COMPANY

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF, 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 BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A" AND LOT "B", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

WE HEREBY RESERVE UNTO OURSELVES AN 8' WIDE EASEMENT FOR PRIVATE DRAINAGE PURPOSES, AS SHOWN ON SAID MAP.

Richer Laporte
RICHER LAPORTE

Eugenie R. Laporte
EUGENIE R. LAPORTE

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 RICHER LAPORTE ON AUGUST, 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.

David R. Chapin
DAVID R. CHAPIN
P.L.S. NO. 6761
EXPIRATION DATE 9-30-2006



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 31786 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 6, 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: 1/2/2005

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

BY: Thomas Boyd

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange)SS

ON THIS 1st of December 2004 BEFORE ME, Megan Farrell, Notary Public PERSONALLY APPEARED Richer Laporte and Leticia M. Watt, 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:

SIGNATURE Megan Farrell
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

Megan Farrell
NAME PRINTED

MY COMMISSION EXPIRES 9/16/07

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.

DATE 1/16/2005

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

BY: Mark S. Brown

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS

ON THIS 1st of December 2004 BEFORE ME, Licet Roman, Notary Public PERSONALLY APPEARED Fred O. Cartozian, 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:

SIGNATURE Licet Roman
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

Licet Roman
NAME PRINTED

MY COMMISSION EXPIRES 12-04-07

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.

DATE: 1/3/2005

PAUL C. SUNDEEN
CITY TREASURER

BY: Bret G. Mason, Jr.

CITY CLERK CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 31786. LOTS A THROUGH B INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

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

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 25th DAY OF January, 2005.

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

BY: Colleen J. Nicol

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS

ON THIS 1st of Dec 2004 BEFORE ME, ANNETTE MALECIA PERSONALLY APPEARED EUGENIE R. LAPORTE, 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:

SIGNATURE Annette Malecia
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

ANNETTE MALECIA
NAME PRINTED

MY COMMISSION EXPIRES 4-11-06

382/49
City

M.B. 382 / 49

TRACT MAP NO. 31786

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

BEING A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF THE RANCHO LA SIERRA AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

NOVEMBER, 2003 DAVID R. CHAPIN L.S. 6761

ORANGE, CALIFORNIA

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 \$ 10,900. **THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.**

DATED 4/7/05

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY Matthew Jennings
DEPUTY

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 10,900 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 THE 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: June 1, 2005

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

BY: Opal Pickles

CAST TAX BOND

DATE: _____

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____

PUBLIC UTILITIES CERTIFICATE:

I HEREBY CERTIFY 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 UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATE: 1/7/05

BY: Thomas P. Evans
THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR
MM VB

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 INTERESTS CANNOT RIPEN INTO A FEE:

SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR GAS LINE FACILITIES PER INSTRUMENT NO 108129, RECORDED APRIL 3, 1991, O.R. RIV. CO.

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, PER INSTRUMENT NO. 2000-359629, RECORDED SEPTEMBER 13, 2000, O.R. RIV. CO..

UTILITIES EASEMENT STATEMENT:

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

CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO:

AN EASEMENT IN FAVOR OF LA SIERRA HEIGHTS WATER COMPANY, PER DOCUMENT RECORDED IN BOOK 327, PAGE 227, ET SEQ., OF DEEDS, RECORDED MAY 17, 1911, RIV. CO. RECORDS. THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN PUBLIC RECORD.

AN EASEMENT IN FAVOR OF RIVERSIDE GROVES AND WATER COMPANY, PER DOCUMENT RECORDED IN BOOK 341, PAGE 120, ET SEQ., OF DEEDS, RECORDED NOVEMBER 28, 1911, RIV. CO. RECORDS.

AN EASEMENT IN FAVOR OF TWIN BUTTES WATER COMPANY, AS PER EASEMENT RECORDED IN BOOK 508 PAGE 101, ET SEQ., OF DEEDS, RECORDED AUGUST 11, 1919, RIV. CO. RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

AN EASEMENT IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY, AS PER EASEMENT RECORDED IN BOOK 663 PAGE 591, ET SEQ., OF DEEDS, RECORDED MARCH 18, 1926, RIV. CO. RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER DOCUMENT RECORDED IN BOOK 1045 PAGE 428, RECORDED JANUARY 20, 1949, O.R. RIV. CO.

DATE: 1/7/05

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

BY: Thomas P. Evans
MM VB

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SCHROEDER ENGINEERING ON JUNE 18, 2001 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

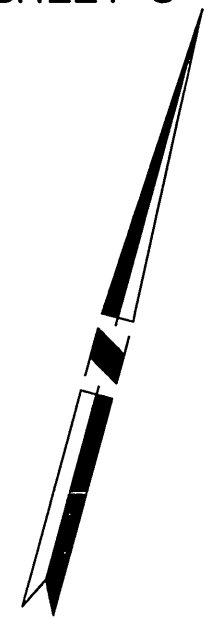
TRACT MAP NO. 31786

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

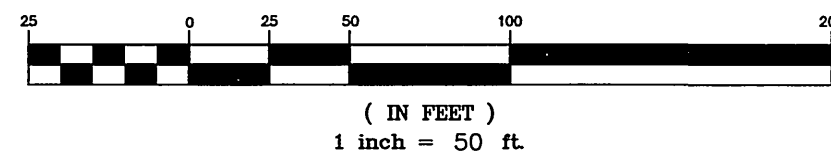
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LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

NOVEMBER, 2003 DAVID R. CHAPIN L.S. 6761

ORANGE, CALIFORNIA



GRAPHIC SCALE



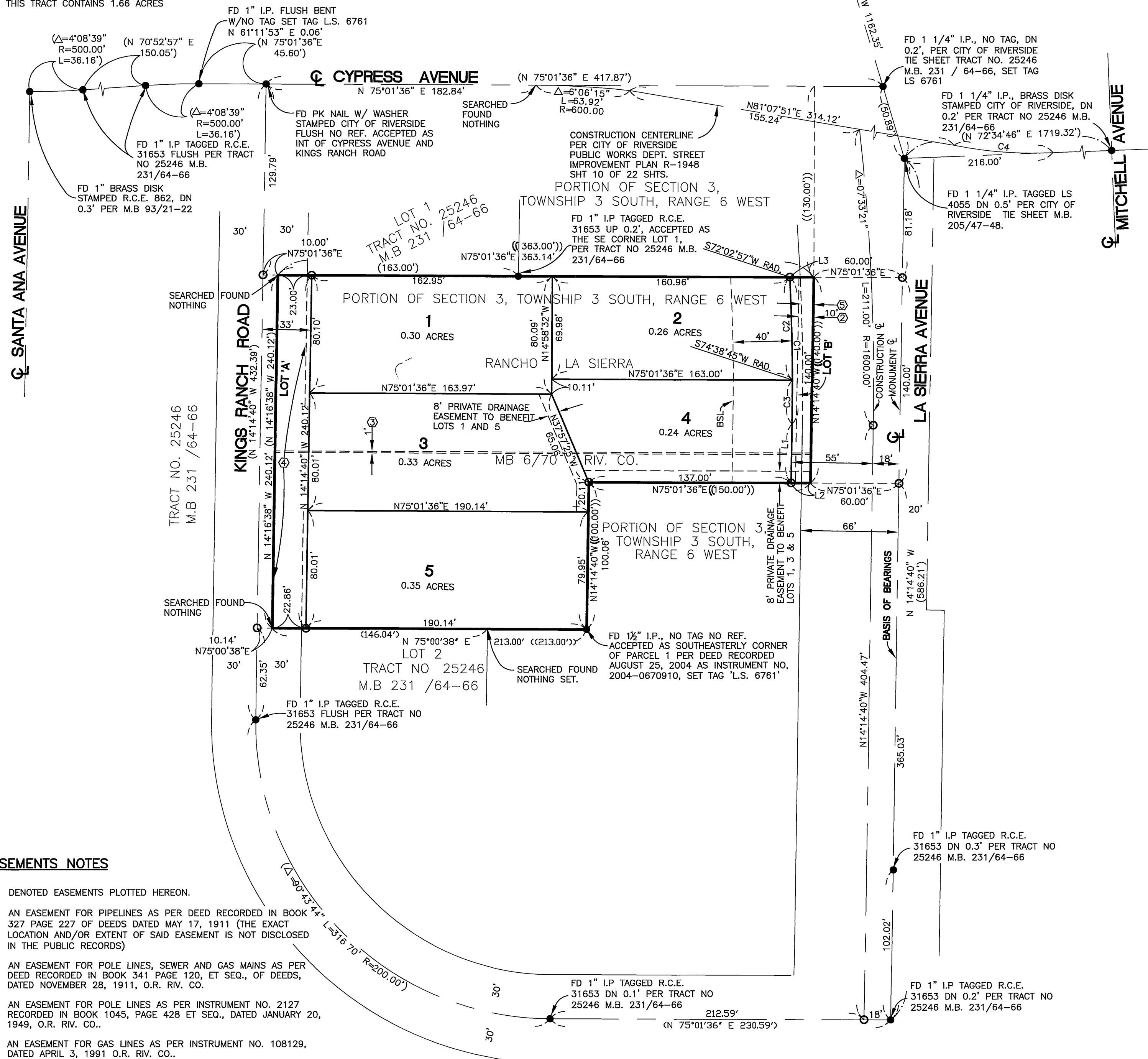
BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE MONUMENT CENTERLINE OF LA SIERRA AVENUE BEING NORTH 14°14'40" WEST PER TRACT NO. 25246, MAP BOOK 231 PAGES 64-66 OF RECORDS OF RIVERSIDE COUNTY.

SURVEYOR'S NOTES

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 6763, FLUSH, UNLESS OTHERWISE NOTED
- BSL BUILDING SETBACK LINE
- SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 6763, FLUSH, OR NAIL AND L.S. 6761 TAG IN WALL OR CONCRETE AT THE REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND L.S. 6761 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- () INDICATES MEASURED DATA, ALSO RECORD DATA PER TRACT NO 25246
- (()) INDICATED RECORD DATA PER GRANT DEED INSTRUMENT NO. 2004-00670910. DATED AUGUST 25, 2004

THIS TRACT CONTAINS 1.66 ACRES



EASEMENTS NOTES

- DENOTED EASEMENTS PLOTTED HEREON.
- 1 AN EASEMENT FOR PIPELINES AS PER DEED RECORDED IN BOOK 327 PAGE 227 OF DEEDS DATED MAY 17, 1911 (THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS)
- 2 AN EASEMENT FOR POLE LINES, SEWER AND GAS MAINS AS PER DEED RECORDED IN BOOK 341 PAGE 120, ET SEQ., OF DEEDS, DATED NOVEMBER 28, 1911, O.R. RIV. CO.
- 3 AN EASEMENT FOR POLE LINES AS PER INSTRUMENT NO. 2127 RECORDED IN BOOK 1045, PAGE 428 ET SEQ., DATED JANUARY 20, 1949, O.R. RIV. CO..
- 4 AN EASEMENT FOR GAS LINES AS PER INSTRUMENT NO. 108129, DATED APRIL 3, 1991 O.R. RIV. CO..
- 5 AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES AS PER INSTRUMENT NO. 2000-359629, SEPTEMBER 13, 2000 O.R. RIV. CO..
- 6 AN EASEMENT FOR WATER DITCHES CANALS AND PIPELINES, RECORDED IN BOOK 508 PAGE 101 OF DEEDS, AUGUST 11, 1919 (BLANKET IN NATURE)
- 7 AN EASEMENT FOR CONSTRUCTION AND MAINTENCE OF WATER PIPELINES AND CANALS AS PER BOOK 663, PAGE 591 OF DEEDS, MARCH 18, 1926 (BLANKET IN NATURE)

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.09'	N14°14'40"W
L2	13.00'	N75°01'36"E
L3	16.23'	N75°01'36"E

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	3°42'23"	99.94'	1545.00'
C2	2°35'48"	70.02'	1545.00'
C3	1°06'35"	29.93'	1545.00'
C4	8°32'40"	89.48'	600.00'