

406/85  
City

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 33051

BEING A SUBDIVISION OF A PORTION OF LOT 7,  
OF THE ALAMO TRACT PER MAP BOOK 9, PAGE 5 OF MAPS, PARCELS C AND D  
OF LOT LINE ADJUSTMENT NO. P03-0021 RECORDED APRIL 23, 2003 PER  
DOCUMENT NO. 2003-286934 O. R. AND  
LOT DD OF TRACT 30922 PER MAP BOOK 392, PAGES 85 THROUGH 93  
INCLUSIVE OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

(LOCATED IN SECTION 11, TOWNSHIP 2 SOUTH,  
RANGE 5 WEST, SAN BERNARDINO MERIDIAN.)

WILSON MIKAMI CORPORATION, IRVINE CA. RICHARD TETREAU L.S. 7418  
JUNE 2005

### RECORDER'S STATEMENT

FILED THIS 13<sup>th</sup> DAY OF  
July 2006 AT 8<sup>AM</sup>  
IN BOOK 406 OF MAPS AT  
PAGES 85-86  
AT THE REQUEST OF THE CITY CLERK  
OF THE CITY OF RIVERSIDE  
FEE: \$ 9.00  
NO: 2006-0512722  
LARRY W. WARD, COUNTY  
ASSESSOR / CLERK / RECORDER  
BY: Laurie A. Hinton  
DEPUTY

SUBDIVISION GUARANTEE:  
FIRST AMERICAN TITLE

### 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 KB HOME COASTAL INC., A CALIFORNIA CORPORATION ON JUNE 20, 2005. 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.



Richard A. Tetreault  
RICHARD A. TETREAU  
L.S. 7418  
LICENSE EXP. 12/31/07

### 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 33051 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JANUARY 04, 2005 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: 6/18/06 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 CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 6/12/04 MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/07  
CITY SURVEYOR  
BY: Mark S. Brown



### 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 UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT FOR THE CITY OF RIVERSIDE.

DATE: June 6, 2006 DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER  
BY: David H. Wright  
MM VB

### CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 33051.

THE EASEMENT DESIGNATED AS "PUBLIC UTILITIES EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, TELECOMMUNICATION FACILITIES AND WATER LINE FACILITIES.

LOTS A AND B ARE HEREBY ACCEPTED AS EASEMENTS THE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, WATERLINE FACILITIES, SANITARY SEWER FACILITIES, TELECOMMUNICATION FACILITIES AND ACCESS FOR EMERGENCY VEHICLES.

LOT C IS HEREBY ACCEPTED AS AN EASEMENT FOR A MULTI-PURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO RIVERA STREET, FROM LOTS 1, 2, 3 AND D IS HEREBY ACCEPTED.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME HERETO 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 27<sup>th</sup> DAY OF June, 2006

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE CALIFORNIA  
BY: Colleen J. Nicol

### 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, EXCEPT FOR THOSE NOTED BELOW. NONE

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 6/17/06 PAUL C. SUDEEN  
CHIEF FINANCIAL OFFICER/TREASURER  
BY: Paul C. Sudeen

### 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 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 CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, TELECOMMUNICATION FACILITIES AND WATER LINE FACILITIES, THE EASEMENT DESIGNATED AS "PUBLIC UTILITIES EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, WATERLINE FACILITIES, SANITARY SEWER FACILITIES, TELECOMMUNICATION FACILITIES, ACCESS FOR EMERGENCY VEHICLES, ACROSS LOTS A AND B.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR A MULTIPURPOSE RECREATIONAL TRAIL FACILITIES FOR NON-MOTORIZED USE, LOT C. THE HOMEOWNERS ASSOCIATION TO PRESERVE AND MAINTAIN SAID LOT C IN ITS IMPROVED CONDITION AND THE CITY OF RIVERSIDE WILL HAVE NO MAINTENANCE RESPONSIBILITIES THEREOF.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR ACCESS RIGHTS TO RIVERA STREET FROM LOTS 1, 2, 3, AND LOT D.

WE HEREBY RESERVEE FOR OURSELVES, SUCCESSORS, ASSIGNEES AND ALL LOT OWNERS WITHIN THIS SUBDIVISION FOR INGRESS / EGRESS PURPOSES, LOTS A AND B.

WE HEREBY RESERVE FOR OURSELVES, SUCCESSORS, ASSIGNEES LOT D.

KB HOME COASTAL INC., A CALIFORNIA CORPORATION  
Michael H. Freeman, Jr. Allen Barrett  
NAME: MICHAEL H. FREEMAN, JR. NAME: ALLEN BARRETT  
TITLE: VICE PRESIDENT TITLE: DIRECTOR

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)  
COUNTY OF Riverside  
ON June 2, 2006 BEFORE ME, Pamela K. Meserik NOTARY PUBLIC, PERSONALLY APPEARED Michael H. Freeman, Jr. & Allen Barrett 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/HEY 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 AND OFFICIAL SEAL. Commission # 1519506  
EXP: OCTOBER 15, 2008  
SIGNATURE: Pamela K. Meserik

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOILS SOUTHWEST, INC. DATED SEPTEMBER 29, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### POTENTIAL LIQUEFACTION

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 ISSUANCE OF BUILDING PERMIT.

### 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 \$ 82,000.00

DATE: July 10, 2006 PAUL MCDONNELL,  
COUNTY TAX COLLECTOR  
BY: Paul McDonnell

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 82,000.00 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 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: \_\_\_\_\_ NANCY ROMERO,  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_

CASH TAX BOND  
DATE: July 10, 2006 PAUL MCDONNELL,  
COUNTY TAX COLLECTOR  
BY: Paul McDonnell

# TRACT NO. 33051

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 INCLUSIVE OF RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.  
 (LOCATED IN SECTION 11, TOWNSHIP 2 SOUTH,  
 RANGE 5 WEST, SAN BERNARDINO MERIDIAN.)

WILSON MIKAMI CORPORATION, IRVINE, CA RICHARD TETREULT L.S. 7418  
 JUNE 2005

### SURVEYORS NOTES:

- SET 1" IRON PIPE TAGGED L.S. 7418, FLUSH, AT ALL LOT CORNERS, EXCEPT AT STREET FRONTAGE SET, LEAD AND TAG LS 7418 ON TOP OF ROLLED CURB AT PROPERTY LINE PRODUCED.
- INDICATES FD. GEAR SPIKE AND TAG L.S. 7418, FLUSH. PER TRACT TRACT 30922 MB 392 / 85-93.
- INDICATES FD. 1" IRON PIPE WITH TAG L.S. 7418, FLUSH. PER TRACT TRACT 30922 MB 392 / 85-93.
- INDICATES SET 2" IRON PIPE WITH TAG L.S. 7418, FLUSH.
- INDICATES FD. 2" IRON PIPE WITH TAG L.S. 7418 PER TRACT TRACT 30922 MB 392 / 85-93, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES FD. 2" IRON PIPE WITH TAG L.S. 7181 PER TRACT 30922-1 MB364/76-82, FLUSH.
- INDICATES FD. GEAR SPIKE WITH TAG L.S. 7181 PER TRACT 30922-1 MB364/76-82, FLUSH.
- INDICATES RELINQUISHED RIGHT OF VEHICULAR ACCESS RIGHTS (ABUTTERS RIGHTS) TO OR FROM RIVERA STREET ARE RELINQUISHED HEREON EXCEPT AT APPROVED INTERSECTIONS.
- FD CALIF. DIVISION OF HIGHWAYS BRASS DISC STAMPED "CL IMP 586+33.50 P.O.T. = 15+00.00 P.O.T. CL CSTMR E RDBD." DN 1.33' IN MONUMENT WELL PER TRACT 3398 FILED IN BOOK 65 PAGES 13 THROUGH 14, INCLUSIVE O.R.

DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.  
 THIS MAP CONTAINS 1.710 ACRES MORE OR LESS.

### DEDICATED EASEMENTS

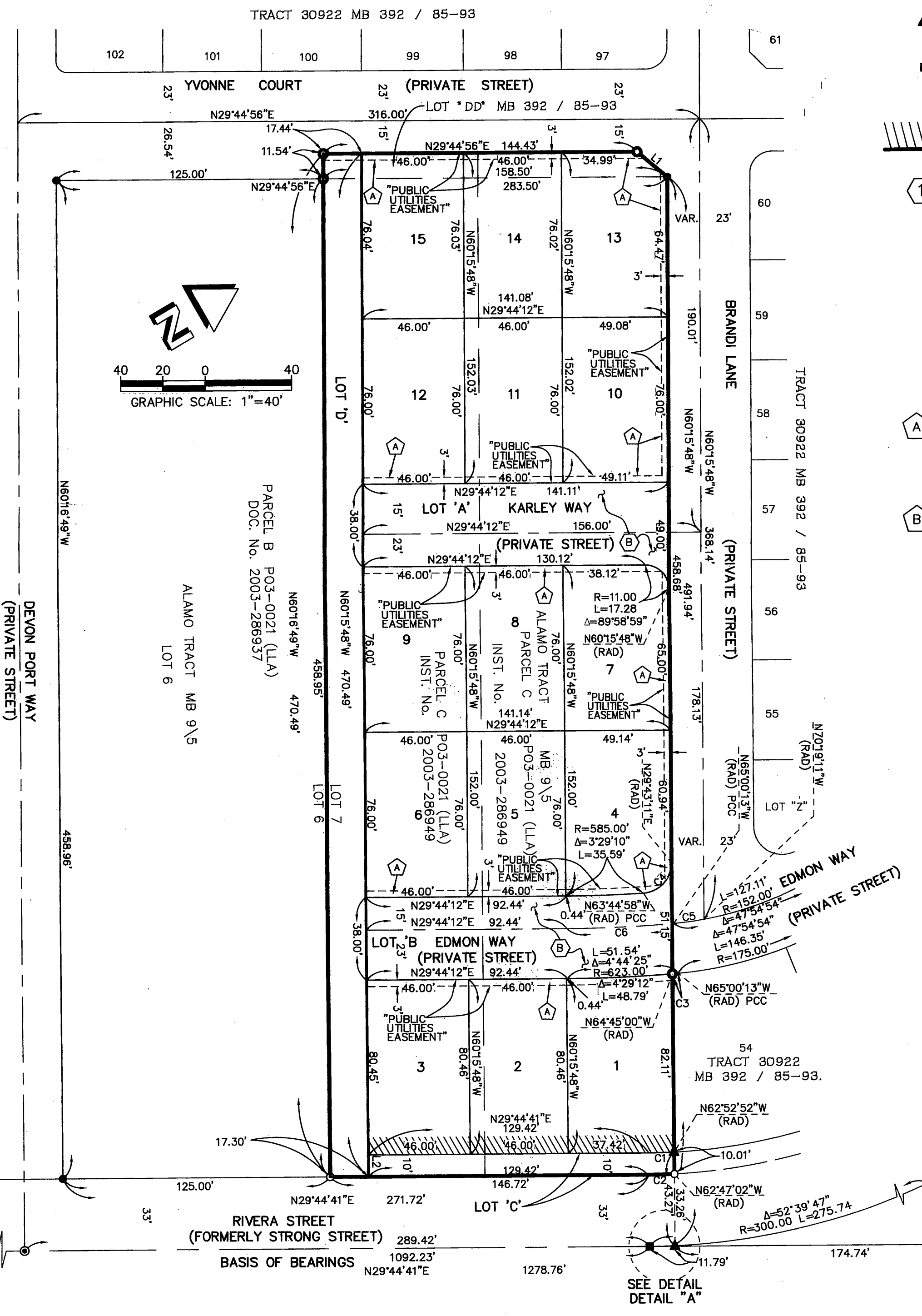
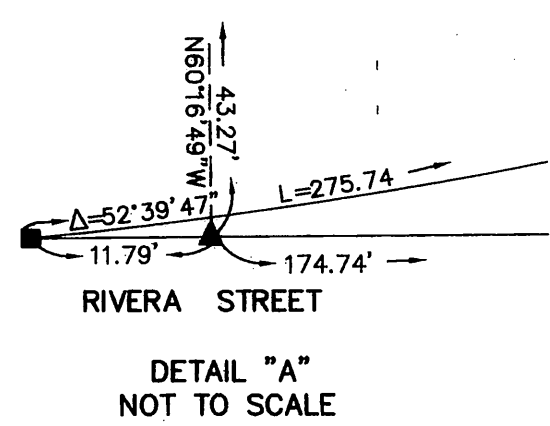
- INDICATES PUBLIC UTILITIES EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, AND WATERLINE FACILITIES.
- INDICATES AN EASEMENT TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, WATERLINE FACILITIES, SANITARY SEWER FACILITIES, TELECOMMUNICATION FACILITIES AND ACCESS FOR EMERGENCY VEHICLES.

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF RIVERA STREET BETWEEN MARKET STREET AND STRONG STREET AS SHOWN ON TRACT 3998 FILED IN BOOK 65 PAGE 13 THROUGH 14 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY SAID LINE BEARS N29°44'41"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.21'	N69°05'01"E
L2	10.00'	N60°15'48"W

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	257.00'	2°37'33"	11.78'
C2	267.00'	2°31'43"	11.78'
C3	623.00'	0°15'13"	2.76'
C4	14.00'	86°31'51"	21.14'
C5	152.00'	5°18'58"	14.10'
C6	600.00'	4°44'25"	49.64'



City