

City 409/31

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; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A 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 PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT FOR FLIGHT PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 5 INCLUSIVE.

SWC PIGEON PASS, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION

STEVE BERZANSKY, U.P.

DAVID PEERY, U.P.

POMONA FINANCIAL SERVICES, INC. A CALIFORNIA CORPORATION TRUSTEE PER DEED OF TRUST RECORDED NOVEMBER 22, 2005 PER DOCUMENT NO. 2005-969632, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA.

CA. COOK, A.U.P.

SHARON L. STATLER, A.U.P.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } S.S. ON THIS 16th DAY OF May 2006, BEFORE ME, CAROL CARTER A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

Steve Berzansky and David Peery

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.

MY COMMISSION EXPIRES 7/1/07 MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

WITNESS MY HAND

Carol Ann Carter

NOTARY PUBLIC IN AND FOR SAID STATE

Carol Ann Carter

PRINT NAME

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S. COUNTY OF San Bernardino ON THIS 15th DAY OF May 2006, BEFORE ME, Toni Martinez A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

C.A. Cook and Sharon L. Statler

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.

MY COMMISSION EXPIRES 9/8/07 MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY

WITNESS MY HAND

Toni Martinez

NOTARY PUBLIC IN AND FOR SAID STATE

Toni Martinez

PRINT NAME

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.

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

DATED 8/14/06

PAUL C. SUNDEEN CHIEF FINANCIAL OFFICER/TREASURER

BY: Brad Armon

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

TRACT NO. 32140

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

IW CONSULTING ENGINEERS, INC. RIVERSIDE, CA.

SEPTEMBER, 2004

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 \$ 8,900.00

DATED July 12, 2006

PAUL McDONNELL COUNTY TAX COLLECTOR

BY: Donald Jackson

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 8,900.00 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 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 July 12, 2006

NANCY ROMERO CLERK OF THE BOARD OF SUPERVISORS

BY: Donald Jackson

CASH TAX BOND

DATED July 12, 2006

PAUL McDONNELL COUNTY TAX COLLECTOR

BY: Donald Jackson

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. 32140.

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

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 5 INCLUSIVE IS HEREBY ACCEPTED.

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 22nd DAY OF August, 2006.

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

BY: Colleen Nicol

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 SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATED August 4, 2006

DAVID H. WRIGHT PUBLIC UTILITIES GENERAL MANAGER

BY: DLH Miller

SOILS REPORT

A PRELIMINARY SOILS REPORT # 32193.1 WAS PREPARED FOR THIS SUBDIVISION BY LOR GEOTECHNICAL GROUP, INC. ON NOVEMBER 11, 2005 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

RECORDER'S STATEMENT

FILED THIS 29th DAY OF August, 2006, AT 8:00 A.M. IN BOOK 409 OF MAPS AT PAGES 31-32 AT THE REQUEST OF THE CITY CLERK

OF THE CITY OF RIVERSIDE

FEE \$ 9.00

NO. 2006-0635955

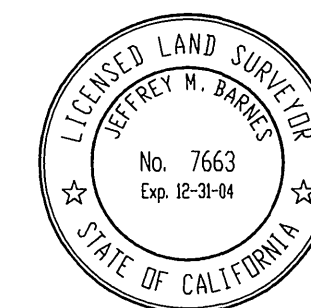
LARRY W. WARD, COUNTY ASSESSOR, CLERK, RECORDER

BY: Laurie A. Santos DEPUTY

SUBDIVISION GUARANTEE: LANDAMERICA LAWYERS TITLE COMPANY

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 LEE R. MARCHAND AND DENNIS J. LEWICA, IN SEPTEMBER 2004. 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 8/11/06

Jeffrey M. Barnes, L.S. 7663 LICENSE EXPIRES 12/31/06

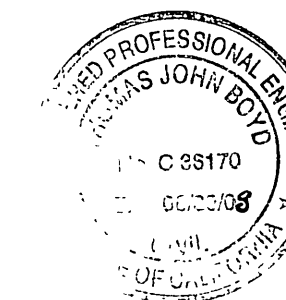
CITY ENGINEER'S CERTIFICATE

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. 32140 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 8, 2004 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 8/14/06

THOMAS J. BOYD RCE 36170 LIC EXP 6/30/08 CITY ENGINEER

BY: Thomas Boyd



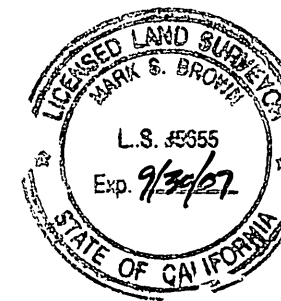
CITY SURVEYOR'S CERTIFICATE

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.

DATED 8/14/06

MARK S. BROWN L.S. 5655 LIC. EXP. 9/30/07 CITY SURVEYOR

BY: Mark S. Brown



M.B. 409 / 31

City 409 / 32

SURVEYOR'S NOTES

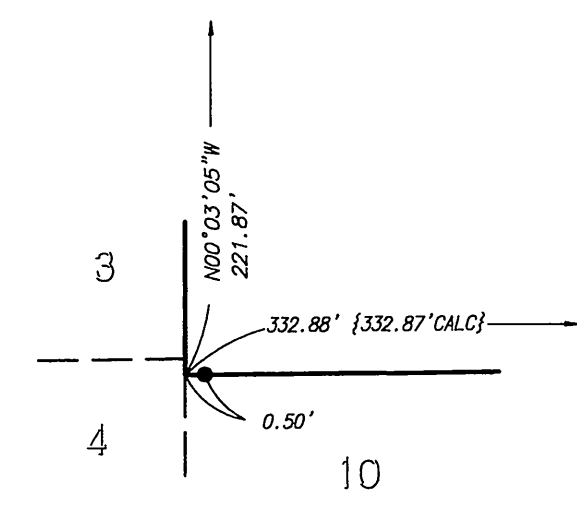
1. BASIS OF BEARINGS IS THE CENTERLINE OF MOUNTAIN VIEW AVE BEING S89°21'25"W AS PER PARCEL MAP NO. 10654 FILED IN BOOK 41, PAGES 91 THRU 92 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED
3. ■ DENOTES FOUND 1" I.P. TAGGED LS 3018, FLUSH, PER M.B. 137/70-72, UNLESS OTHERWISE NOTED
4. ▲ DENOTES FOUND 1" I.P. TAGGED LS 5033, FLUSH, PER M.B. 224/13-16, UNLESS OTHERWISE NOTED
5. ○ DENOTES SET 3/4" I.P. TAGGED LS 7663, FLUSH, UNLESS OTHERWISE NOTED
6. SET NAIL AND LS 7663 TAG IN BLOCK WALL OR FOOTING AT ALL REAR LOT CORNERS. NAIL AND LS 7663 TAG SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED
7. () DENOTES RECORD DATA PER TRACT NO. 9793-1, MB 137/70-72 RIV. CO.
8. [] DENOTES RECORD DATA PER TRACT NO. 24892, MB 224/13-16 RIV. CO.
9. { } DENOTES RECORD DATA PER PARCEL MAP 10654, PMB 41/91-92 RIV. CO.
10. THIS MAP CONTAINS 1.50 ACRES.

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 32140

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

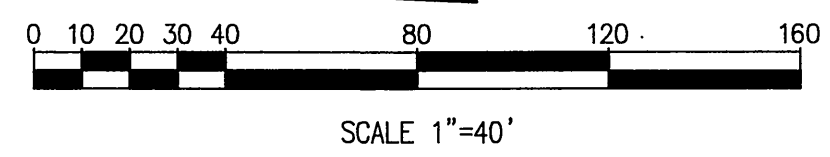
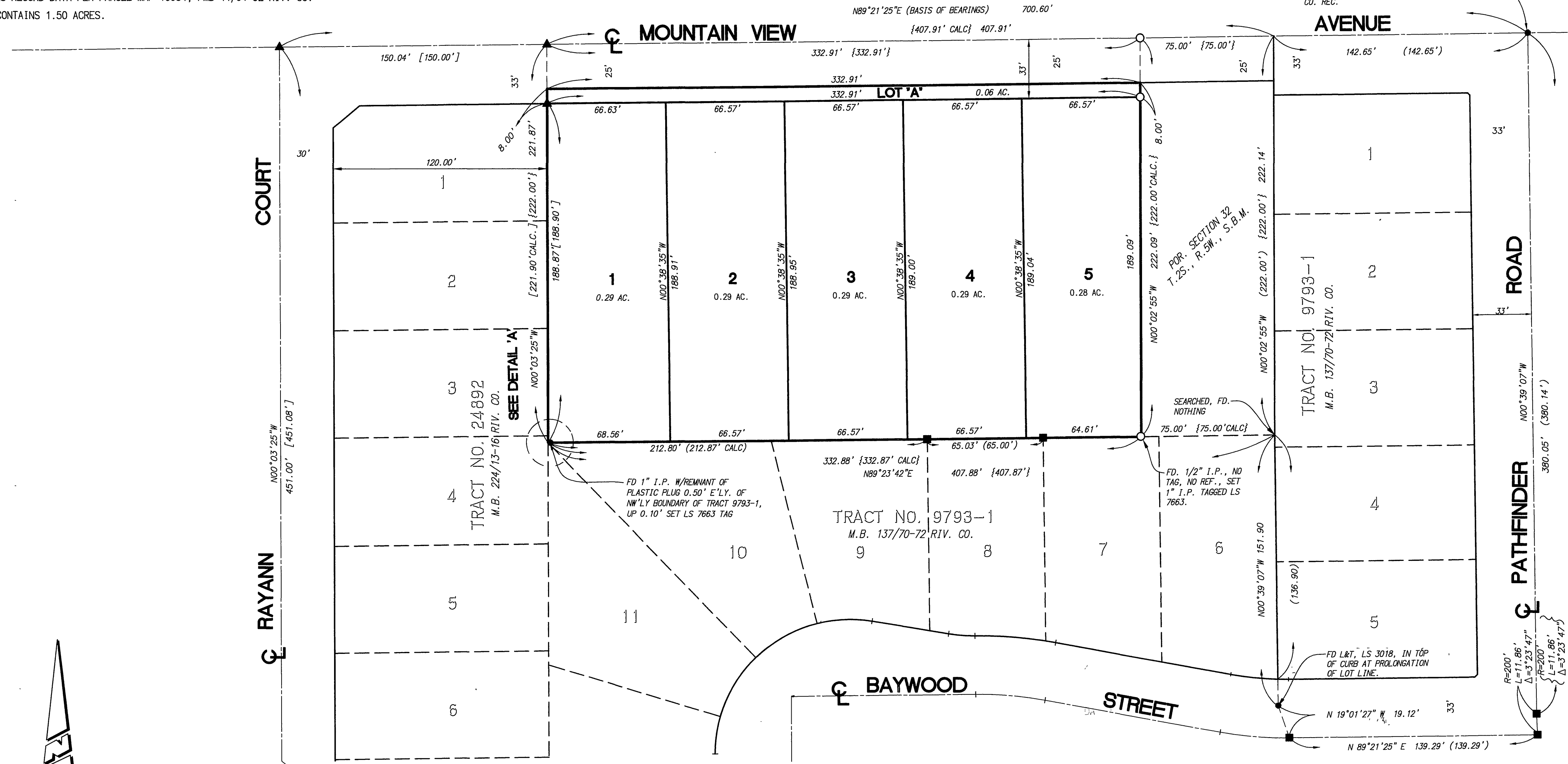
IW CONSULTING ENGINEERS, INC.
 RIVERSIDE, CA.

SEPTEMBER 2004



DETAIL 'A'
 N.T.S.

FD 1" I.P. DAMAGED, NO TAG, DN 0.20', SET LS 7663 TAG, ACCEPTED AS THE C/L INTERSECTION PER M.B. 137/70-72, RIV. CO. REC.



M.B. 409 / 32

M.B. 409 / 32