

2007-0187676  
ORIGINAL

417/83

SHEET 1 OF 4 SHEETS

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

# TRACT NO 33404

BEING A PORTION OF LOT 8 BLOCK 27 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 70 MAPS, SAN BERNARDINO COUNTY RECORDS

SDH & ASSOCIATES, INC.

SEPTEMBER 2006

## RECORDER'S STATEMENT

FILED THIS 20<sup>th</sup> DAY OF March, 2007, AT 8:00 A.M. IN BOOK 417 OF MAPS AT PAGES 83-86 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE  
FEE \$13.00  
NO. 2007-

LARRY W. WARD, COUNTY ASSESSOR, CLERK, RECORDER  
BY Sheldon J. Zaval  
DEPUTY  
SUBDIVISION GUARANTEE: ORANGE COAST TITLE COMPANY

## 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, LOTS "A" & "B"

WE HEREBY REQUEST THAT LOT "C" ACCEPTED AS BARRIER STRIP AS SHOWN ON M.B. 93/1-3 O.R. BE ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

PRIMROSE COTTAGES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY Ronald E. Legrand BY \_\_\_\_\_  
RONALD E. LEGRAND PRINT NAME  
MANAGING MEMBER

BENEFICIARY: COMMERCE NATIONAL BANK

BY Steven L. Hollstein BY Jo Pedrojetti  
STEVEN L. HOLLSTEIN PRINT NAME  
Jo Pedrojetti PRINT NAME

## CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO 33404.

LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREETS AND PUBLIC UTILITY PURPOSES AND THE BARRIER STRIP DESIGNATED AS LOT "C" ON MB 93/1-3 IS HEREBY ACCEPTED FOR PUBLIC STREET AND UTILITY PURPOSES

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 27th DAY OF February, 2007

COLLEEN J NICOL

CITY CLERK OF RIVERSIDE, CALIFORNIA

BY Colleen Nicol

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEO ETKA, INC., DATED OCT 31, 2006 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF 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.

AN EASEMENT FOR THE PURPOSES OF SEWER AND DRAINAGE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE IN FEBRUARY 25, 1977 INSTRUMENT NO 31910 OF OFFICAL RECORDS

## 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, CITY SURVEYOR  
L.S. 5655 LIC. EXP. 9/30/07

DATED 2/28/07 BY Mark S. Brown

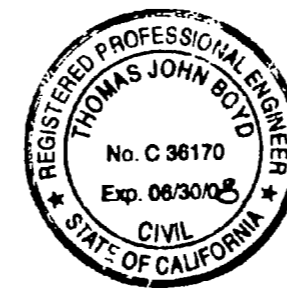


## CITY ENGINEER'S CERTIFICATE

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 33404 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MARCH 22, 2006 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF 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 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 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.

THOMAS J. BOYD  
R.C.E. 36170 LIC. EXP. 6/30/08  
CITY ENGINEER

DATED 2/28/07 BY Thomas J. Boyd



## 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.

PAUL C. SUNDEEN  
CHIEF FINANCIAL OFFICER/ TREASURER

DATED 2/28/07 BY Paul C. Sundeen

## 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.

AN EASEMENT FOR THE PURPOSES OF WATER PIPES, DITCHES AND OTHER CONDUITS IN FAVOR OF RIVERSIDE WATER COMPANY DEED RECORDED AUG. 14, 1885 IN BOOK 42 PAGES 294 - 296

DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER

DATED 2/26/07 BY David H. Wright

## 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 \$ 7,300

DATED 3/14/2007 PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY Keisten MacGullis  
DEPUTY

## 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 OF PRIMROSE COTTAGES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DEVELOPMENT IN MARCH OF 2006 I HEREBY STATE THAT THIS TRACT 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 2-7-2007

Brian E. Escate  
BRIAN E. ESCATE, R.C.E. 21884  
LICENSE EXPIRES 9/30/07



## TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 7,300 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 3/14/2007  
NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

BY Therese Williams  
DEPUTY

CASH TAX BOND  
DATED \_\_\_\_\_  
PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY \_\_\_\_\_  
DEPUTY

M.B. 417 / 83

M.B. 417 / 83

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ORIGINAL

417

84

SHEET 2 OF 4 SHEETS

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

# TRACT NO 33404

BEING A PORTION OF LOT 8 BLOCK 27 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 70 MAPS, SAN BERNARDINO COUNTY RECORDS

SDH & ASSOCIATES, INC.

SEPTEMBER 2006


## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Orange

ON THIS 24<sup>th</sup> DAY OF February, 2007, BEFORE ME Margie A. Arrington, A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY APPEARED

Renald E. Logrand  
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) EXECUTED THE INSTRUMENT.  
MY COMMISSION EXPIRES Sep. 23, 2008 WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINT NAME Margie A. Arrington



## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY APPEARED

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) EXECUTED THE INSTRUMENT.  
MY COMMISSION EXPIRES \_\_\_\_\_ WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINT NAME \_\_\_\_\_


## NOTARY ACKNOWLEDGMENT

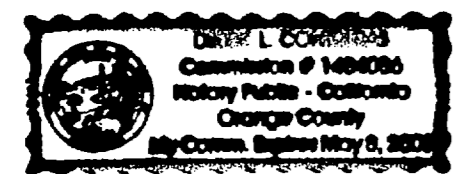
STATE OF CALIFORNIA  
COUNTY OF Orange

ON THIS 9<sup>th</sup> DAY OF February, 2007, BEFORE ME, Debbie L. Contreras, A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY APPEARED

Steven L. Hollstein and Jo Pedrojetti  
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) EXECUTED THE INSTRUMENT.  
MY COMMISSION EXPIRES May 8, 2008 WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINT NAME Debbie L. Contreras



## NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY APPEARED

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) EXECUTED THE INSTRUMENT.  
MY COMMISSION EXPIRES \_\_\_\_\_ WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINT NAME \_\_\_\_\_

M.B. 417 / 84

M.B. 417 / 84



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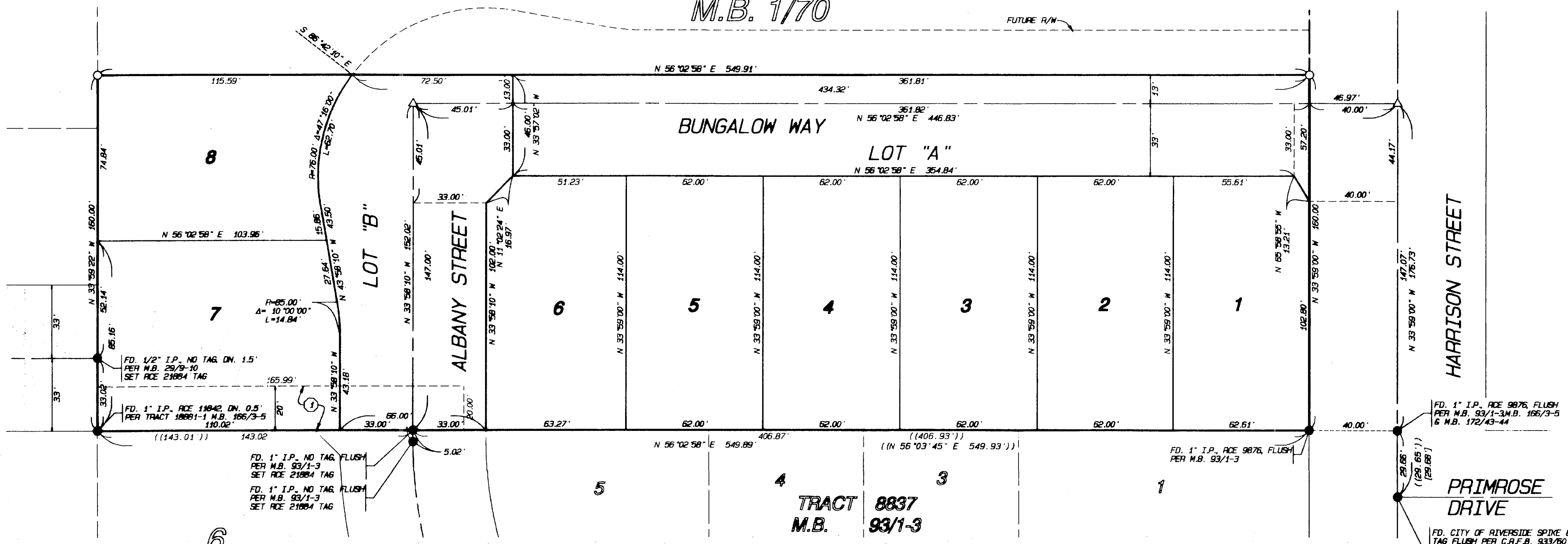
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SDH & ASSOCIATES, INC.

SEPTEMBER 2006

LOT 8  
BLK 27 R.L. & I.  
M.B. 1/70



**ENGINEER'S NOTES:**

- BASIS OF BEARING IS THE CENTERLINE OF HARRISON STREET TAKEN AS N 33°59'00" W PER M.B. 166/3-5 TRACT 18881-1 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P. AND PLASTIC PLUG STAMPED "R.C.E. 21884" FLUSH, UNLESS OTHERWISE NOTED.
- △ INDICATES SET SPIKE AND TAG STAMPED "R.C.E. 21884", FLUSH.
- SET 1" IP TAGGED "RCE 21884" AT ALL REAR LOT CORNERS
- SET NAIL & TAG "RCE 21884" IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES

- ( ) INDICATES RECORD INFORMATION PER M.B. 29/9-10
- [ ] INDICATES RECORD INFORMATION PER M.B. 172/43-44
- (( )) INDICATES RECORD INFORMATION PER M.B. 93/1-3

ALL DISTANCES MEASURED IN FEET AND DECIMAL PARTS THEREOF.  
THIS TRACT CONTAINS 2.02 ACRES.

**EASEMENT NOTE:**

- ① SEWER AND DRAINAGE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE PER DOCUMENT RECORDED FEBRUARY 25, 1977 AS INSTRUMENT NO. 31910 RIV. COUNTY RECORDS

M.B. 417 / 86

M.B. 417 / 86