

City

425/49

M.B. 425 / 49

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" THROUGH "C", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, STORM DRAIN FACILITIES, ELECTRIC ENERGY DISTRIBUTION FACILITIES AND WATER DISTRIBUTION FACILITIES, TELECOMMUNICATIONS FACILITIES, PUBLIC SIDEWALK FACILITIES AND STREET TREES, THE EASEMENTS DESIGNATED "P.U.E., SIDEWALK & STREET TREE EASEMENT."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED "12' S.D. EASEMENT" AND "10' S.D. EASEMENT."

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A" ORANGE STREET, FROM LOT 1

[Signatures]
SCOTT ROSS WILLIAM ERIC ANDERSON ROXSANN D. ANDERSON

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Riverside

ON THIS 15th DAY OF August, 2007, BEFORE ME, N. Anastacio, NP
A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY APPEARED

William Eric Anderson and Roxsann D. Anderson

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 4/16/2009 WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

[Signature]
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINT NAME N. Anastacio

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Riverside

ON THIS 15 DAY OF August, 2007, BEFORE ME, N. Anastacio, NP
A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY APPEARED

Scott Ross

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 4/16/2009 WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

[Signature]
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINT NAME N. Anastacio

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 DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATED Aug 20, 2007 DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY *[Signature]*
MM SJ

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEO MAT TESTING LABORATORIES, INC. ON JUNE 4, 2006 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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

TRACT NO. 34167

PORTIONS OF LOTS 28, AND 29 OF SOUTHERN CALIFORNIA COLONY ASSOCIATION LANDS AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LOCATED IN SECTION 23 AND 24, T.2S., R.5W., RANCHO JURUPA

IW CONSULTING ENGINEERS, INC.
RIVERSIDE, CA.

CIVIL ENGINEERING * LAND SURVEYING
JULY 2006

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 34167.

LOTS "A" THROUGH "C", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "P.U.E., SIDEWALK, & STREET TREE EASEMENT", ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, STORM DRAIN FACILITIES, ELECTRIC ENERGY DISTRIBUTION FACILITIES, WATER DISTRIBUTION FACILITIES, TELECOMMUNICATIONS FACILITIES, PUBLIC SIDEWALK FACILITIES AND STREET TREES.

THE EASEMENTS DESIGNATED AS "12' S.D. EASEMENT" AND "10' S.D. EASEMENT." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A", ORANGE STREET, FROM LOT 1 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 14th DAY OF September, 2007.

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

BY *[Signature]*

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 3,300.00 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.

CASH BOND
DATED _____ DATED 9.27.2007

NANCY ROMERO PAUL McDONNELL
CLERK OF THE BOARD OF SUPERVISORS COUNTY TAX COLLECTOR

BY _____ BY Natalie R. Rebr

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, NOT A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 3,300.00.

DATED 9.27.2007 PAUL McDONNELL
COUNTY TAX COLLECTOR

BY Natalie R. Rebr

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.

DATED 8/22/07 PAUL G. SUNDEEN
CHIEF FINANCIAL OFFICER/ TREASURER

BY *[Signature]*

RECORDER'S STATEMENT

FILED THIS 2 DAY OF October, 2007, AT 8:00 AM IN BOOK 425 OF MAPS AT PAGES

49-51 AT THE REQUEST OF THE CITY CLERK

OF THE CITY OF RIVERSIDE
FEE \$11.00

NO. 2007-0613693

LARRY W. WARD, COUNTY ASSESSOR, CLERK, RECORDER

BY Sophia Gomez
DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

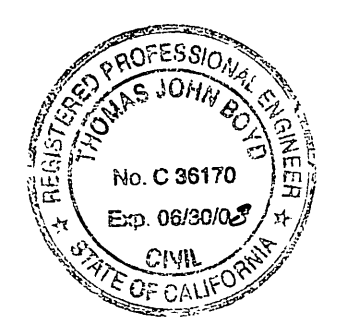
CITY ENGINEER'S CERTIFICATE

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. 34167 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 18, 2006 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 8/21/07

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

BY *[Signature]*



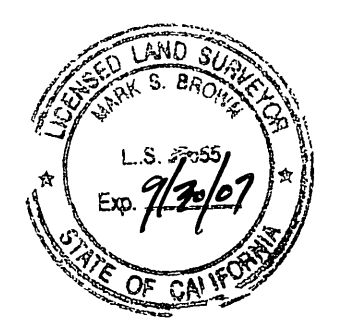
CITY SURVEYOR'S CERTIFICATE

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 8/31/07

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

BY *[Signature]*



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 SCOTT ROSS IN APRIL 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.

DATED 8/15/2007

[Signature]
JEFFREY M. BARNES, L.S. 7663
EXPIRES DEC. 31, 2008



M.B. 425 / 49

CITY

425/50

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF POPLAR STREET BEING N60°54'00"W PER OAK MANOR TRACT UNIT NO. 3 MAP ON FILE IN BOOK 26, PAGE 23 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. △ DENOTES SET NAIL & TAG LS 7663 FLUSH.
4. ○ DENOTES SET 1" I.P. TAG LS 7663, FLUSH.
5. SET NAIL AND LS 7663 TAG IN BLOCK WALL OR FOOTING AT ALL REAR LOT CORNERS.
6. NAIL AND LS 7663 TAG SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.
7. () DENOTES RECORD DATA PER M.B., 7/3 RIV. CO. UNLESS OTHERWISE NOTED.
8. [] DENOTES RECORD DATA PER MAP OF M.B. 7/49 RIV. CO. UNLESS OTHERWISE NOTED.
9. { } DENOTES RECORD DATA PER MB 7/40 RIV. CO. UNLESS OTHERWISE NOTED.
10. (()) DENOTES RECORD DATA PER MB 7/11 RIV. CO. UNLESS OTHERWISE NOTED.
11. < > DENOTES RECORD DATA PER MB 27/33 RIV. CO. UNLESS OTHERWISE NOTED.
12. // // // DENOTES WAIVED VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
13. THIS MAP CONTAINS 1.76 ACRES.

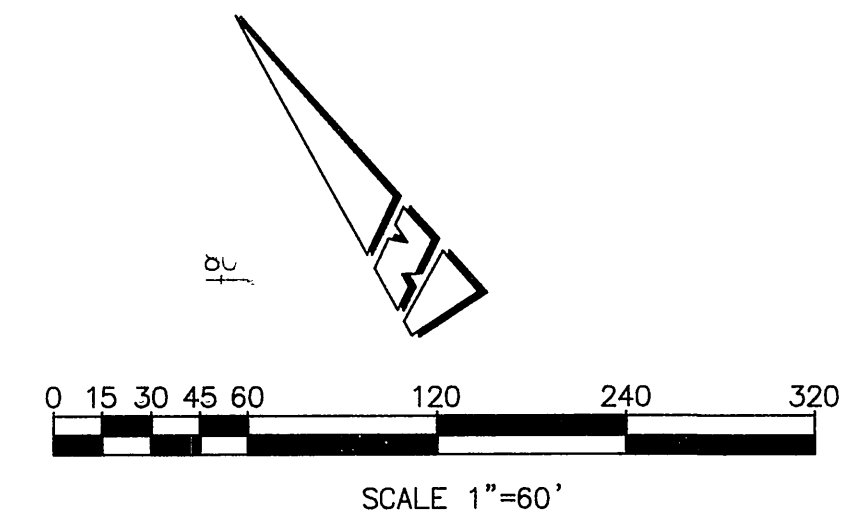
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 34167

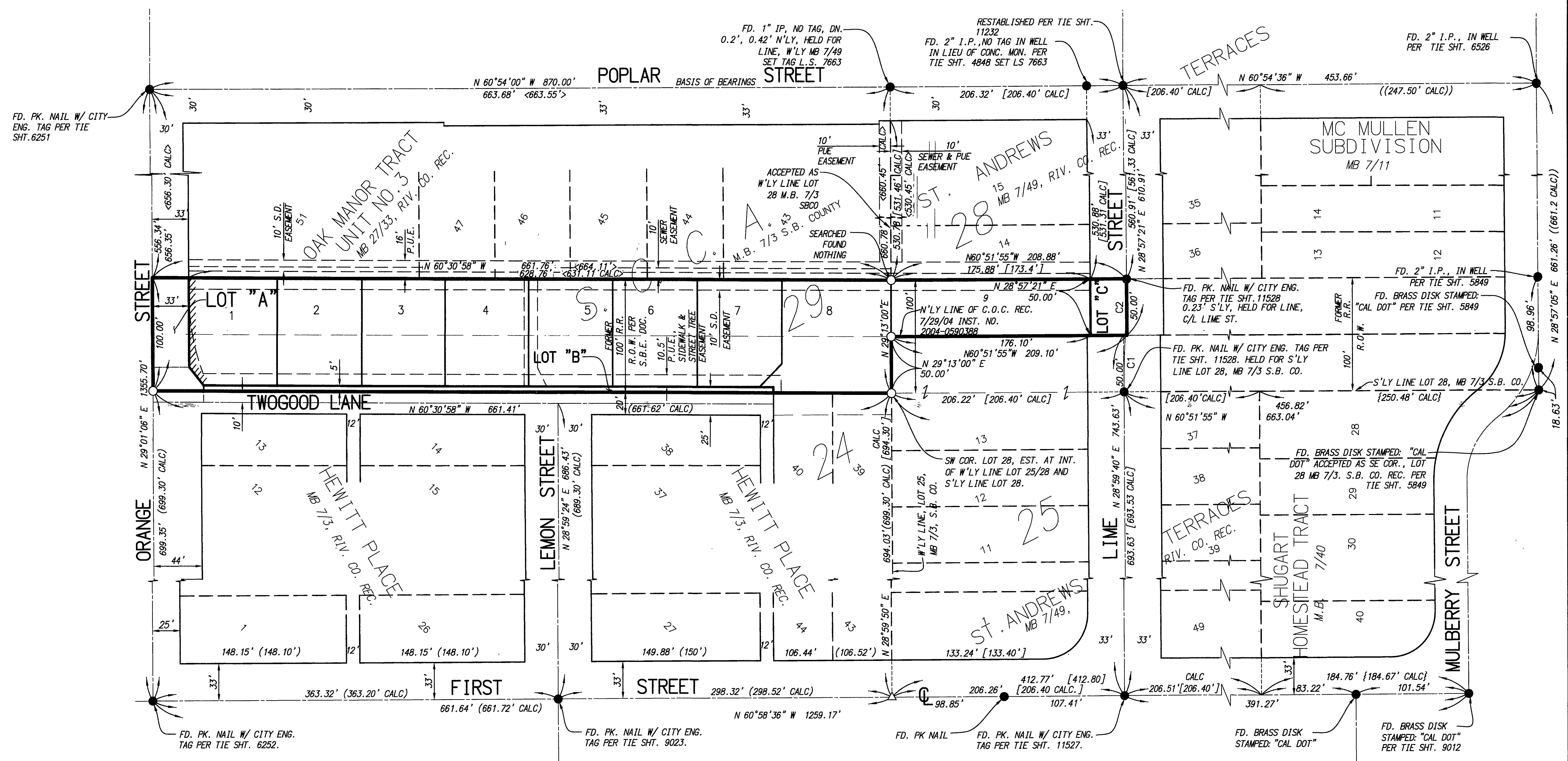
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CIVIL ENGINEERING * LAND SURVEYING
JULY 2006



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=03°29'58"	814.61'	49.75'	24.88'
C2	Δ=03°32'17"	814.61'	50.30'	25.16'



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SURVEYOR'S NOTES

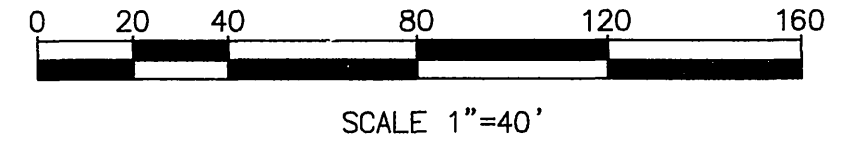
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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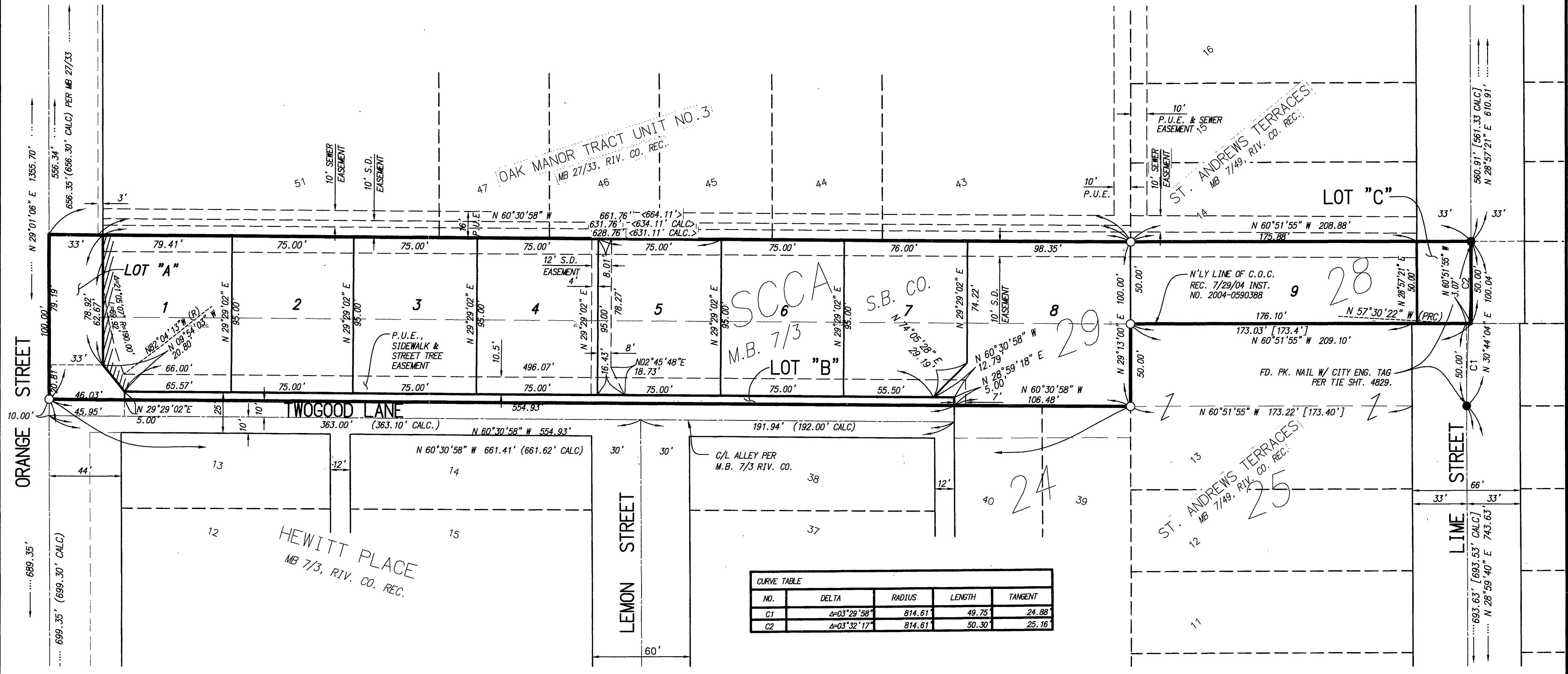
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IW CONSULTING ENGINEERS, INC.
 RIVERSIDE, CA.

CIVIL ENGINEERING * LAND SURVEYING
 JULY 2006



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