

CITY 203/90

GOODMAN AND ASSOCIATES  
2079 SKY VIEW DRIVE  
COLTON, CA 92324

JULY 2002

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

# PARCEL MAP NO. 30610

BEING A DIVISION OF A PORTION OF LOT 14, BLOCK 7 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATION COMPANY, AS SHOWN BY MAP FILED IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST

## RECORDER'S STATEMENT

FILED THIS 5<sup>TH</sup> DAY OF Dec. 2002 AT 8:00 A.M. IN BOOK 203 OF PARCEL MAPS, AT PAGES 90-91, AT THE REQUEST OF THE CITY CLERK.

NO. 2002-724294

FEE: \$ 9.00

GARY L. ORSO, COUNTY CLERK, ASSESSOR, RECORDER

BY: Ronald Du Jhalh, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE

## OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED 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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

NICHOLAS E. TAVAGLIONE Nicholas E. Tavaglione

## NOTARY ACKNOWLEDGMENT

STATE OF California )  
COUNTY OF Riverside ) S.S.

ON Nov. 5, 2002, BEFORE ME, ANDRA J. BERRY

PERSONALLY APPEARED Nicholas E. Tavaglione  
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 AND OFFICIAL SEAL.

Andra J. Berry  
MY COMMISSION EXPIRES Dec. 30, 2005  
#1336926

## CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 15<sup>TH</sup> DAY OF Nov. 2002, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 5, 2002 AND ANY APPROVED ALTERATIONS THEREOF; AND 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 HAVE BEEN COMPLIED WITH.



THOMAS J. BOYD  
RCE 36170, LIC EXP. 6/30/04  
CITY ENGINEER

BY: Thomas Boyd

## UTILITIES EASEMENT

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

- RIVERSIDE WATER COMPANY AS TO CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION THEREOF IS NOT DISCLOSED BY RECORD.
- THE CITY OF RIVERSIDE FOR EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION FOR PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED FEBRUARY 13, 1925 AS BOOK 629, PAGE 218 OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

DATE: NOV 13, 2002

BY: Dieter P. Witzfeld

## 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.

DATED: 11/7/02 PAUL C. SUNDEEN  
CITY TREASURER

BY: WR Hansen

## 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~~ THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED

DATED: November 7, 2002

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Bernice Arnold DEPUTY

## TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ 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 FILING 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: \_\_\_\_\_, 2002

GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

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

CASH TAX BOND  
PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: \_\_\_\_\_

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDER'S HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

- THE CITY OF RIVERSIDE FOR AN AVIGATION EASEMENT PER DOCUMENT RECORDED AUGUST 20, 2002, AS INSTRUMENT NO. 459034 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

## 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 ORDINANCES AT THE REQUEST OF NICK TAVAGLIONE IN JULY 2002. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

11/4/02  
DATED: Douglas L. Goodman  
DOUGLAS L. GOODMAN, RCE 28500  
LIC. EXP. MARCH 31, 2006



## CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 14<sup>th</sup> DAY OF Nov. 2002, AND 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  
L.S. 5655, LIC EXP. 9/30/03  
CITY SURVEYOR

BY: MSB



## PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

PARCEL #1

SERVICE AND METER CHARGE AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL 1 AS SHOWN ON THIS PARCEL MAP. DISTRIBUTION SYSTEM FEE PREVIOUSLY PAID WITH THE INSTALLATION OF WATER SERVICE CONNECTION FRONTING PARCEL 2.

PARCEL #2

EXISTING WATER SERVICE CONNECTION.

ELECTRIC FACILITIES

THE SUBDIVIDER HAS MADE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCELS 1 AND 2.

EASEMENTS

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

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

DATE: NOV 13, 2002

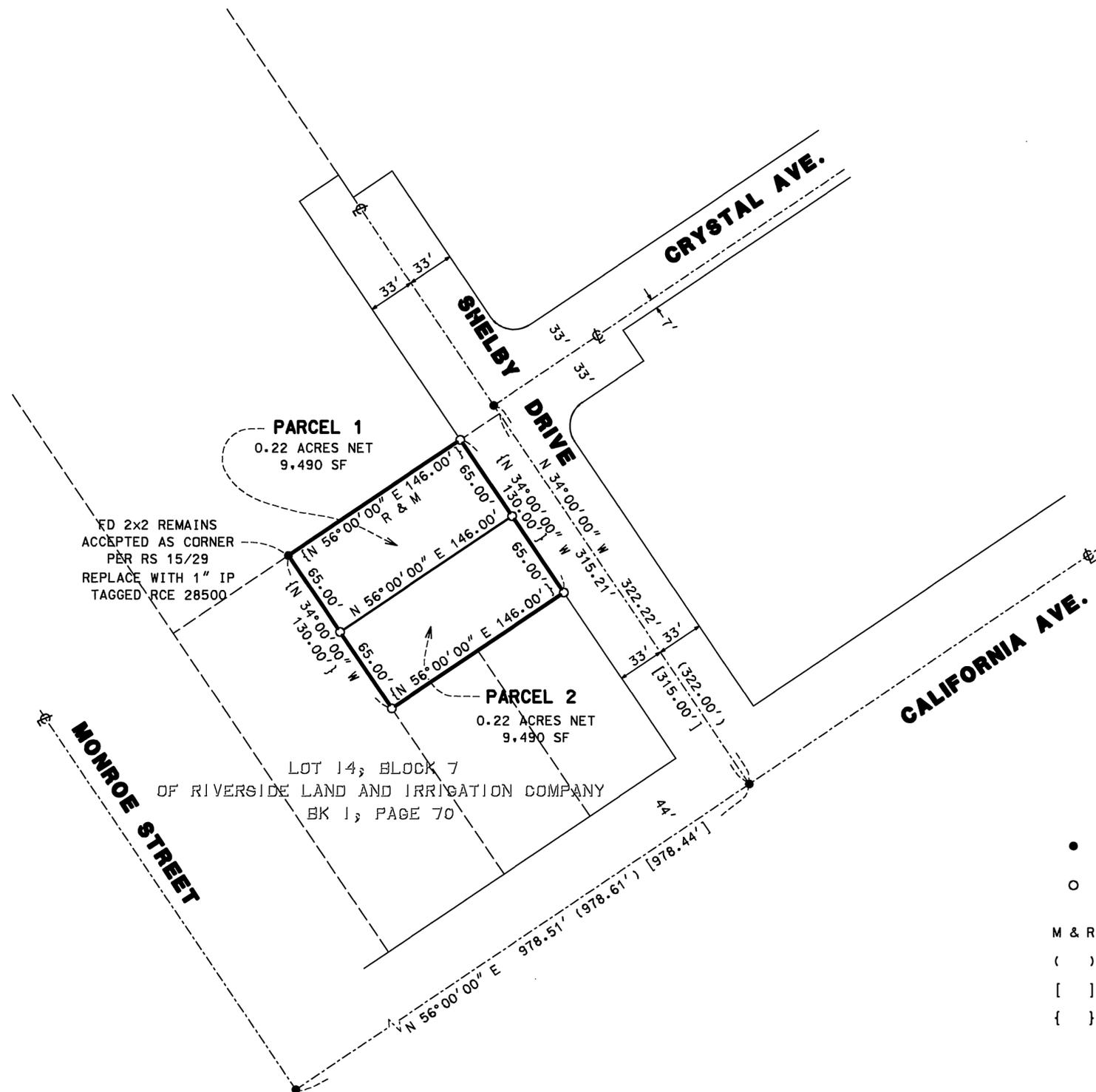
BY: Dieter P. Witzfeld

P.M.B. 203 / 90

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RIVERSIDE LAND AND IRRIGATION COMPANY, AS SHOWN BY MAP FILED  
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SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST



**POTENTIAL LIQUIFACTION**

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 GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF A BUILDING PERMIT.



SCALE: 1" = 60'

**ENGINEER'S NOTES**

BASIS OF BEARINGS IS THE CENTERLINE OF CALIFORNIA AVE. AS BEING N 56°00'00" E AS SHOWN ON TRACT 2353, MB 46/43-44 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

- DENOTES FOUND SPIKE AND WASHER STAMPED RIVERSIDE CITY ENGINEER UNLESS NOTED OTHERWISE
- DENOTES SET 1" O.D. IRON PIPE, FLUSH, WITH RCE 28500 TAG, UNLESS OTHERWISE NOTED
- M & R DENOTES MEASURED AND RECORD DISTANCE
- ( ) DENOTES RECORD PER TR 2353, 46/43-44
- [ ] DENOTES RECORD PER RS 15/29
- { } DENOTES RECORD PER DEED RECORDED AS DOCUMENT NO. 2002-489176 OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE

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