

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...

WE HEREBY RETAIN LOT "C", INDICATED AS "PRIVATE STREET", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, WATER, SEWER AND STORM DRAIN PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "C".

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E.".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPING, THE EASEMENTS DESIGNATED AS "4" LANDSCAPING EASEMENT."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS "STORM DRAIN EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES THE EASEMENT DESIGNATED AS "SEWER EASEMENT".

WE HEREBY RETAIN THE ACCESS EASEMENTS INDICATED AS "RECIPROCAL ACCESS EASEMENT", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF RIVERSIDE FOR MULTI-RECREATIONAL PUBLIC TRAIL PURPOSES THE EASEMENT DESIGNATED AS "TRAIL EASEMENT".

OPERATING ENGINEERS FUNDS, INC., A CALIFORNIA CORPORATION, AS CUSTODIAN FOR THE OPERATING ENGINEERS PENSION TRUST

Leo A. Majich, Fund Manager; Jefferson Ford, Properties Manager

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF LOS ANGELES)

ON SEPTEMBER 9, 2003 BEFORE ME LINDA E. HUGHES, NOTARY PUBLIC PERSONALLY APPEARED LEO A. MAJICH AND JEFFERSON FORD

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/IT/ 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Linda E. Hughes, My Principal Place of Business is in Los Angeles County

LINDA E. HUGHES, My Commission Expires 06/19/2006

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. EASEMENT IN FAVOR OF RIVERSIDE HIGHLAND WATER COMPANY FOR PIPELINES RECORDED NOVEMBER 8, 1946 AS INST. NO. 911, IN BOOK 796, PAGE 406, O.R.
2. EASEMENTS TO THE CHASE NURSERY COMPANY FOR FLUMES RECORDED MARCH 18, 1901, IN BOOK 119, PAGE 168 OF DEEDS, AND NOVEMBER 9, 1901 IN BOOK 129, PAGE 375, RIVERSIDE CO. RECORDS.
3. EASEMENT TO CORA B. OCHELTREE & C.S. ROBERTS FOR FLUME, DITCHES OR PIPES RECORDED FEBRUARY 12, 1907 IN BOOK 238, PAGE 178 AND AUGUST 22, 1907 IN BOOK 232, PAGE 293 OF DEEDS.
4. RIGHT OF WAY FOR STORM AND WATER AS RESERVED IN DEED FROM NATIONAL ORANGE COMPANY, RECORDED JULY 17, 1907 IN BOOK 248, PAGE 331 OF DEEDS, RIVERSIDE COUNTY RECORDS.
5. EASEMENT TO WILLIAM J. DUNCAN FOR FLUME, PIPE OR DITCH RECORDED JUNE 5, 1918 IN BOOK 481, PAGE 205 OF DEEDS, RIVERSIDE COUNTY RECORDS.
6. EASEMENT IN FAVOR OF RIVERSIDE HIGHLAND WATER COMPANY FOR PIPELINES RECORDED NOVEMBER 8, 1946 AS INST. NO. 913, BOOK 798, PAGE 350, O.R. & INST. NO. 911, BOOK 796, PAGE 406, O.R.
7. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. FOR PUBLIC UTILITIES RECORDED NOVEMBER 6, 1952 AS INST. NO. 47327, O.R.
8. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. FOR PUBLIC UTILITIES RECORDED JANUARY 7, 1955 AS INST. NO 1370, O.R.
9. EASEMENT IN FAVOR OF STATE OF CALIFORNIA FOR PIPELINES RECORDED DECEMBER 17, 1970 AS INST. NO. 126400, O.R.
10. EASEMENT IN FAVOR OF STATE OF CALIFORNIA FOR PIPELINES RECORDED JULY 21, 1972 AS INST. NO. 96438, O.R.
11. AN EASEMENT IN FAVOR OF WILLIAM W. STOVER, ALLAN T. STOVER AND CORRINE P. STOVER FOR INGRESS & EGRESS TOGETHER WITH THE RIGHT TO DEDICATE FOR ROAD PURPOSES RECORDED DECEMBER 18, 1989 AS INST. NO. 440809, O.R.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 30485-1

BEING A DIVISION OF A PORTION OF LOTS 1 AND 4 THROUGH 8, INCLUSIVE, OF ROBINSON TRACT, PER MAP BOOK 2, PAGE 17, RECORDS OF RIVERSIDE COUNTY, AND PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, AND 13 THROUGH 15, INCLUSIVE, OF EAST RIVERSIDE LAND COMPANY SUBDIVISION, PER MAP BOOK 6, PAGE 44, RECORDS OF SAN BERNARDINO COUNTY IN SECTION 17, T.2S., R.4W., SAN BERNARDINO MERIDIAN AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, T.2 S., R 4W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CA FEBRUARY, 2003

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 23rd DAY OF Sept, 2003 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 4, 2002 AND ANY APPROVED ALTERATIONS THEREOF...

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

By: Thomas Boyd



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 23rd DAY OF Sept, 2003 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. 9/30/05 CITY SURVEYOR

By: Mark S. Brown



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 9/12, 2003 PAUL C. SUNDEEN, CITY TREASURER

By: Paul C. Sundeen

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 PARCEL MAP NO. 30485-1

LOTS "C" INCLUSIVE ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, WATER, SEWER AND STORM DRAIN PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE EASEMENTS DESIGNATED AS "4" LANDSCAPING EASEMENT" ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPING.

THE EASEMENTS DESIGNATED AS "STORM DRAIN EASEMENT" ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENT DESIGNATED AS "SEWER EASEMENT" IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES.

THE OFFER OF DEDICATION FOR MULTI-RECREATIONAL PUBLIC TRAIL EASEMENT IS NOT ACCEPTED AT THIS TIME.

THE CITY 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF October, 2003.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE

By: Colleen J. Nicol

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ARROW ENGINEERING ON OCTOBER 10, 2000 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

RECORDER'S STATEMENT

FILED THIS 14 DAY OF OCT, 2003 AT 8 AM .M. IN BOOK 206 OF PARCEL MAPS AT PAGES 2426 AT THE REQUEST OF THE CITY CLERK. FEE \$ 1155 NUMBER 2003-705218 GARY L. ORSO COUNTY ASSESSOR-CLERK-RECORDER

BY: [Signature] DEPUTY SUBDIVISION GUARANTEE: CHICAGO 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 OPERATING ENGINEERS FUNDS, INC. ON APRIL 19, 2001. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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 WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED SEPT 5, 2003

Matthew E. Webb, L.S. 5529 L.S. EXPIRES SEPT. 30, 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 REAL 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 \$ 9,300

DATED 9-11, 2003

PAUL McDONNELL COUNTY TAX COLLECTOR Helen Leslie DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 9,300 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 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 September 11, 2003 CASH TAX BOND

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

By: David Anderson DEPUTY

UTILITIES CERTIFICATE

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

DATED: 9/16/03

Dieter P. Witzfeld for THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

- 1. AN EASEMENT IN FAVOR OF EAST RIVERSIDE LAND AND WATER COMPANY FOR WATER RIGHTS RECORDED MAY 11, 1887 IN BOOK 56, PAGE 204 OF DEEDS, SAN BERNARDINO CO. RECORDS.
2. A RIGHT OF WAY OVER TO EAST RIVERSIDE LAND COMPANY FOR IRRIGATION AND DOMESTIC WATER PIPES BY DEED RECORDED DEC. 16, 1912 IN BOOK 365, PAGE 298 OF DEEDS.
3. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES RECORDED APRIL 18, 2003 AS INST. NO. 2003-275135, O.R.

DATED 9/16/2003, 2003

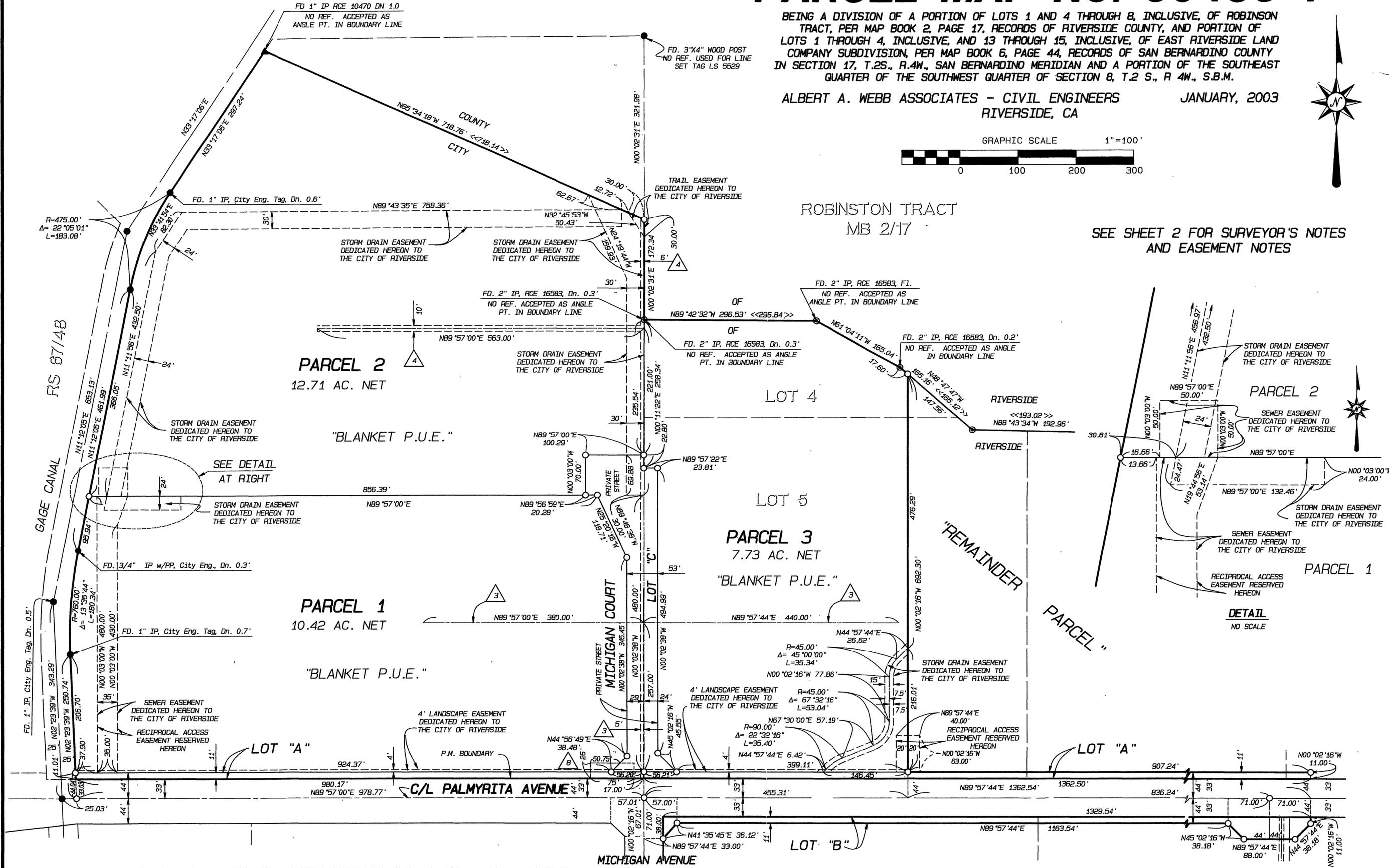
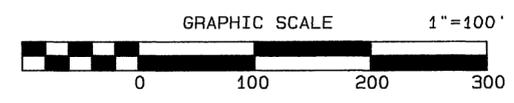
THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR Dieter P. Witzfeld

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA SHEET 3 OF 3
PARCEL MAP NO. 30485-1

BEING A DIVISION OF A PORTION OF LOTS 1 AND 4 THROUGH 8, INCLUSIVE, OF ROBINSON TRACT, PER MAP BOOK 2, PAGE 17, RECORDS OF RIVERSIDE COUNTY, AND PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, AND 13 THROUGH 15, INCLUSIVE, OF EAST RIVERSIDE LAND COMPANY SUBDIVISION, PER MAP BOOK 6, PAGE 44, RECORDS OF SAN BERNARDINO COUNTY IN SECTION 17, T.2S., R.4W., SAN BERNARDINO MERIDIAN AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, T.2 S., R 4W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE, CA

JANUARY, 2003



SEE SHEET 2 FOR SURVEYOR'S NOTES AND EASEMENT NOTES

DETAIL
NO SCALE

