

212
69

CITY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 32507

BEING A DIVISION OF A PORTION OF PARCEL 12 AND PARCELS 13 THROUGH 17 OF PARCEL MAP NO. 31164 PER PARCEL MAP BOOK 205, PAGES 30 THROUGH 33, INCLUSIVE, AND PARCEL 4 OF LOT LINE ADJUSTMENT NO. LL-P04-0293 RECORDED JUNE 29, 2004 AS INSTRUMENT NO. 2004-0501722, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 22, T.3S., R.6W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CA
DECEMBER, 2004

RECORDER'S STATEMENT

FILED THIS 08th DAY OF April, 2005 AT 8 A.M. IN BOOK 212 OF PARCEL MAPS AT PAGES 69-70 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
FEE \$9.-
NUMBER 205-0210717
LARRY W. WARD
COUNTY ASSESSOR-CLERK-RECORDER
BY: Atchior DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 7 DAY OF March, 2005 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.
DATED March 7, 2005
MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/05
CITY SURVEYOR
BY: Mark S. Brown



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 TURNER RIVERWALK-2, LLC, ON MARCH 24, 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 RECORDATE DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.
DATED FEB 11, 2005
Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES SEPT. 30, 2006



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 \$ 173,300.
DATED March 24, 2005
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: Bernice Arnold DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 173,300 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 March 14, 2005
CASH TAX BOND
NANCY ROMERO
CLERK TO THE BOARD OF SUPERVISORS
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: Paul Romero DEPUTY

PUBLIC 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 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: 3/2/05
Dexter P. Wintzfeld
THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.
1. RIGHT OF WAY AND WATER RIGHTS TO LA SIERRA HEIGHTS WATER COMPANY BY DEED RECORDED MAY 17, 1941 IN BOOK 327 PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
2. RIGHT OF WAY AND WATER RIGHTS TO TWIN BUTTES WATER COMPANY BY DEED RECORDED AUGUST 11, 1949 IN BOOK 508 PAGES 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
3. "BLANKET P.U.E." EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AS DEDICATED ON PARCEL MAP NO. 31164, MB 205/30-33, INCLUSIVE.
4. "7' P.U.E., WATER & SIDEWALK EASEMENT" FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION, WATERLINE FACILITIES AND SIDEWALK PURPOSES AS DEDICATED ON PARCEL MAP NO. 31164, MB 205/30-33, INCLUSIVE.
DATED 3/2, 2005
THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY: Dexter P. Wintzfeld

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 8th DAY OF March, 2005 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 9, 2004 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. 6/30/06
CITY ENGINEER
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. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.
DATED 3/4, 2005
PAUL C. SUNDEEN, CITY TREASURER
BY: Paul C. Sundeen

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HERBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 32507.
THAT THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:
THAT CERTAIN PUBLIC USE EASEMENT FOR RECREATIONAL PURPOSES GRANTED APRIL 12, 2002 AS INSTRUMENT NO. 189832, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
THE PUBLIC USE EASEMENT FOR RECREATIONAL PURPOSES ON, OVER, UNDER AND ACROSS PARCEL 11 IS HEREBY ACCEPTED. SAID ACCEPTANCE IS SUBJECT TO THE ORIGINAL CONDITIONS CONTAINED IN THE AGREEMENT RECORDED APRIL 12, 2002 AS INSTRUMENT NO. 189832 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
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 22nd DAY OF March, 2005.
COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Colleen J. Nicol

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. ONE-HALF OF ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS OF EVERY KIND AND NATURE IN, UNDER OR PRODUCED FROM ALL OF THE ABOVE MENTIONED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL, MINE AND DEVELOP THE SAME, AS RESERVED IN THE DEED RECORDED JANUARY 7, 1955 IN BOOK 1676 PAGE 349 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE WITH NO SURFACE RIGHT OF ENTRY TO THE PREMISES AS RESERVED BY MITWORTH CORPORATION, A CALIFORNIA CORPORATION, ET AL, RECORDED DECEMBER 26, 1967 AS INSTRUMENT NO. 113293 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOILS REPORT

A PRELIMINARY SOILS WAS PREPARED FOR THIS SUBDIVISION REPORT BY GEOSOILS, INC. ON SEPTEMBER 22, 2000 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF San Bernardino)
ON February 17, 2005 BEFORE ME, Linda Melendez
PERSONALLY APPEARED Linda Melendez and
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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND
Linda Melendez
NOTARY PUBLIC IN AND FOR SAID STATE
IS IN San Bernardino COUNTY
MY COMMISSION EXPIRES 8-16-05

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 AS 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 RECORDATE OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
WE HEREBY REQUEST THAT THE FOLLOWING EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:
THAT CERTAIN PUBLIC USE EASEMENT FOR RECREATIONAL PURPOSES GRANTED APRIL 12, 2002 AS INSTRUMENT NO. 189832, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE BENEFIT OF THE PUBLIC A PUBLIC USE EASEMENT FOR RECREATIONAL PURPOSES ON, OVER, UNDER AND ACROSS PARCEL 11. SAID DEDICATION IS SUBJECT TO THE CONDITIONS CONTAINED IN THE ORIGINAL AGREEMENT RECORDED APRIL 12, 2002 AS INSTRUMENT NO. 189832 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
WE HEREBY RETAIN THE EASEMENTS INDICATED AS 5' "NO-BUILD" EASEMENT FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PARCEL MAP. SAID EASEMENT IS TO BE KEPT CLEAR OF ANY BUILDINGS AND/OR STRUCTURES.

TURNER RIVERWALK-2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TURNER RIVERWALK-3, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BENEFICIARY

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, UNDER DEED OF TRUST RECORDED JUNE 22, 2004 AS DOCUMENT NO. 2004-0477463, O.R.

BENEFICIARY

FIF BANK & TRUST, UNDER DEED OF TRUST RECORDED JANUARY 14, 2005 AS DOCUMENT NO. 2005-0041277, O.R.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF Orange)
ON February 16, 2005 BEFORE ME, Christy L. Clow
PERSONALLY APPEARED Rusty Turner and Sean A. Sheward
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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND
Christy L. Clow
NOTARY PUBLIC IN AND FOR SAID STATE
IS IN Orange COUNTY
MY COMMISSION EXPIRES 01-20-08

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF Orange)
ON February 23, 2005 BEFORE ME, J. Acord
PERSONALLY APPEARED Harvey Cohen
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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND
J. Acord
NOTARY PUBLIC IN AND FOR SAID STATE
IS IN Orange COUNTY
MY COMMISSION EXPIRES 8-12-07

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF San Bernardino)
ON February 17, 2005 BEFORE ME, Linda Melendez
PERSONALLY APPEARED Linda Melendez and
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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND
Linda Melendez
NOTARY PUBLIC IN AND FOR SAID STATE
IS IN San Bernardino COUNTY
MY COMMISSION EXPIRES 8-16-05

P.M.B. 212 / 69

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

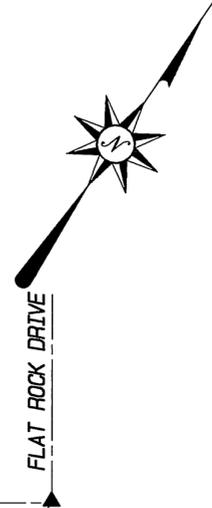
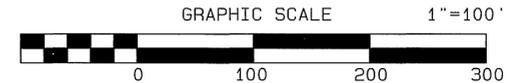
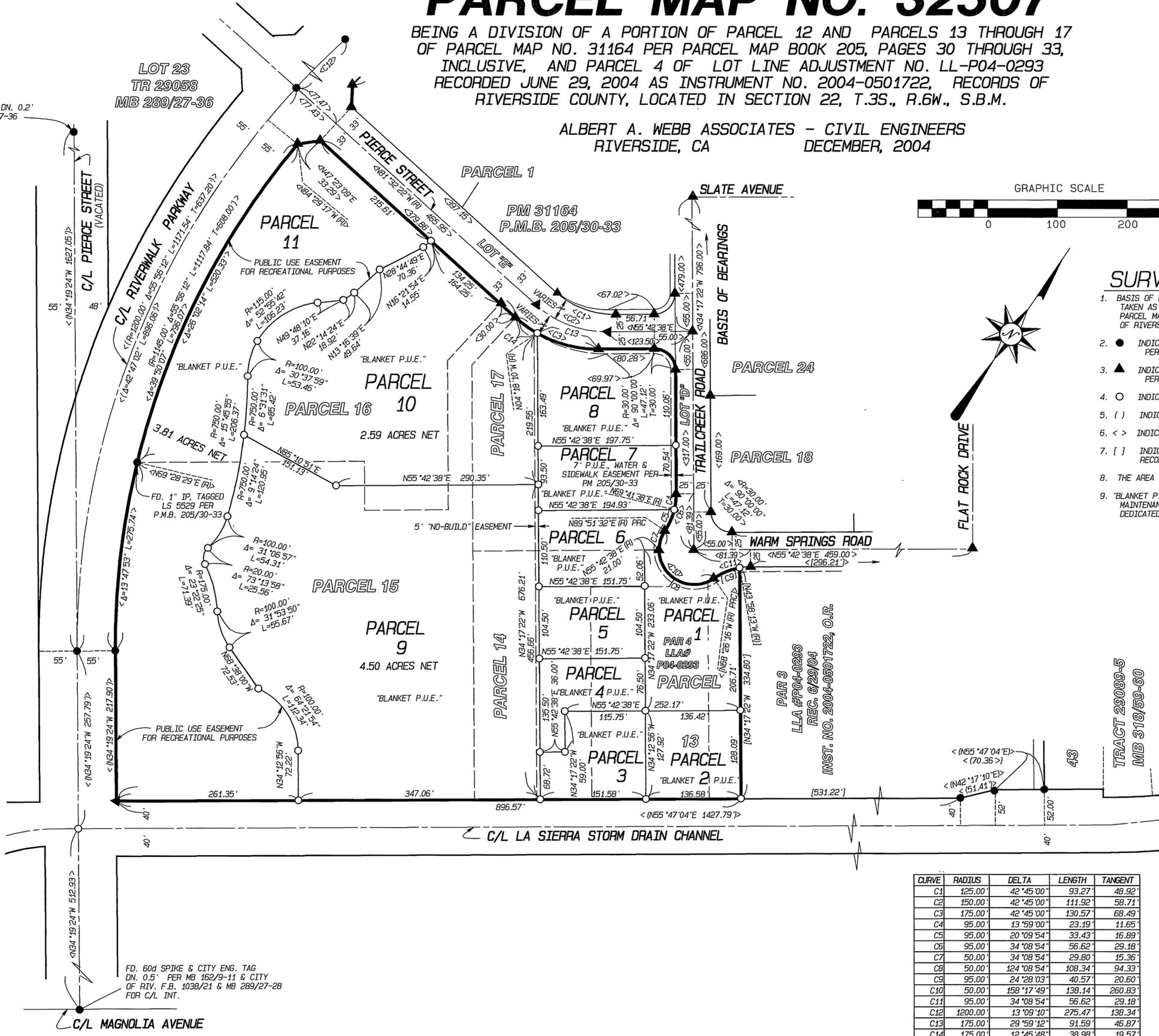
PARCEL MAP NO. 32507

BEING A DIVISION OF A PORTION OF PARCEL 12 AND PARCELS 13 THROUGH 17 OF PARCEL MAP NO. 31164 PER PARCEL MAP BOOK 205, PAGES 30 THROUGH 33, INCLUSIVE, AND PARCEL 4 OF LOT LINE ADJUSTMENT NO. LL-P04-0293 RECORDED JUNE 29, 2004 AS INSTRUMENT NO. 2004-0501722, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTION 22, T.3S., R.6W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CA
DECEMBER, 2004

FD. SPIKE & TIN, DN. 0.2"
PER MB 289/27-36

LOT 23
TR 29058
MB 289/27-36



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TRAIL CREEK ROAD TAKEN AS NORTH 34° 17' 22" WEST PER PARCEL MAP NO. 31164, PARCEL MAP BOOK 205, PAGES 30 THROUGH 33, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND 1" IP WITH PLASTIC PLUG, RCE 17550, FLUSH PER M.B. 289/27-36 UNLESS OTHERWISE NOTED.
3. ▲ INDICATES FOUND 1" IP WITH PLASTIC PLUG, TAGGED LS 5529, FLUSH PER PM 205/30-33.
4. ○ INDICATES SET 1" IP, TAGGED LS 5529, FLUSH.
5. () INDICATES RECORD AND MEASURED DATA PER M.B. 289/27-36.
6. < > INDICATES RECORD AND MEASURED DATA PER P.M.B. 205/30-33.
7. [] INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. P04-0293 RECORDED 6/29/2004 AS INST. NO. 2004-0501722, O.R.
8. THE AREA OF THIS MAP IS 14.50 ACRES GROSS.
9. "BLANKET P.U.E." INDICATES EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES DEDICATED TO THE CITY OF RIVERSIDE PER PM 31164, PM 205/30-33.

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	125.00'	42° 45' 00"	93.27'	46.92'
C2	150.00'	42° 45' 00"	111.92'	58.71'
C3	175.00'	42° 45' 00"	130.57'	68.49'
C4	95.00'	13° 59' 00"	23.19'	11.65'
C5	95.00'	20° 08' 54"	33.43'	16.89'
C6	95.00'	34° 08' 54"	56.62'	29.18'
C7	50.00'	34° 08' 54"	29.80'	15.36'
C8	50.00'	124° 08' 54"	108.34'	94.33'
C9	95.00'	24° 28' 03"	40.57'	20.60'
C10	50.00'	158° 17' 49"	138.14'	260.83'
C11	95.00'	34° 08' 54"	56.62'	29.18'
C12	1200.00'	13° 09' 10"	275.47'	138.34'
C13	175.00'	29° 59' 12"	91.59'	46.87'
C14	175.00'	12° 45' 48"	38.98'	19.57'

FD. 60d SPIKE & CITY ENG. TAG
DN. 0.5" PER MB 162/9-11 & CITY
OF RIV. F.B. 1038/21 & MB 289/27-28
FOR C/L INT.

P.M.B. 212 / 70

P.M.B. 212 / 70