

CITY

216 / 37

PARCEL MAP 33061

FOR CONDOMINIUM PURPOSES

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 12 AND 13, TOGETHER WITH PARCELS 14 AND 15 OF PARCEL MAP NO. 19618, AS PER MAP FILED IN BOOK 129, PAGES 1 THROUGH 5 OF PARCELS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST S.B.M.

PASCAL R. APOTHELOZ L.S. 7734
DEVELOPMENT RESOURCE CONSULTANTS
ANAHEIM HILLS, CALIFORNIA
DATE OF SURVEY: JULY, 2004

RECORDER'S STATEMENT

FILED THIS 9th DAY OF March, 2006
AT 8:30 AM, IN BOOK 216 OF PARCEL MAPS,
AT PAGES 37-38, AT THE REQUEST OF THE CITY CLERK OF THE
CITY OF RIVERSIDE.

No. 2006-0169747

FEE: \$ 9.-

LARRY W. WARD, COUNTY CLERK, ASSESSOR, RECORDER

BY: L. Ward, DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

CITY CLERKS CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 33061.

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

THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:

THAT PORTION OF LOT "B" OF PARCEL MAP No. 19618, P.M.B. 129/1-5, RIVERSIDE COUNTY DESCRIBED IN DOCUMENT No. _____ PER DOCUMENT No. _____ O.R. RIVERSIDE COUNTY.

THE EASEMENTS DESIGNATED HEREON AS "15' SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

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 10th DAY OF February, 2006

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

BY: Merry Foster

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 25th DAY OF January, 2006 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON 12/09/2004 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.

DATE: 1/25/06

THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/06
CITY ENGINEER

BY: T. Boyd



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 24th DAY OF JANUARY, 2006 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.

DATE: _____

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

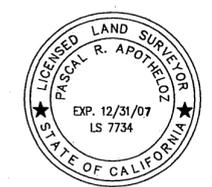
BY: M.S. Brown



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 KOAR CANYON SPRINGS, LLC. IN JULY, 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. 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 12 MONTHS 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.

[Signature]
PASCAL R. APOTHELOZ
PLS 7734 EXP. 12/31/2007



UTILITIES EASEMENT STATEMENT

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

AN EASEMENT FOR ELECTRICAL PURPOSES AND RIGHTS INCIDENTAL THERETO AS DEDICATED ON PARCEL MAP NO. 19618, FILED IN BOOK 129, PAGES 1 THROUGH 5 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY. (PLOTTED HEREON)

DATE: Jan 23, 2006

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR

BY: D. Wright

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 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 ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH EASTERN MUNICIPAL WATER DISTRICT.

DATE: Jan 23, 2006

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR

BY: D. Wright

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 A FEE:

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN THE DOCUMENT RECORDED OCTOBER 30, 1987 AS INSTRUMENT NO. 314043, OF OFFICIAL RECORDS. (PLOTTED HEREON)

GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN THE DOCUMENT RECORDED OCTOBER 18, 1988 AS INSTRUMENT NO. 300660, OF OFFICIAL RECORDS. (NOT PLOTTED - BLANKET IN NATURE)

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 18,800.00 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 THE 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.

DATE: _____, 2005
NANCY ROMERO, CLERK OF THE BOARD OF SUPERVISORS

BY: _____

CASH TAX BOND
DATE: March 6, 2006
PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: P. McDonnell

TAX COLLECTOR 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 \$ 18,800.00

DATED: March 6, 2006

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: P. McDonnell DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOUTHERN CALIFORNIA GEOTECHNICAL ON AUGUST 17, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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.
-the Canyon Springs A.D.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME ALIEN UPON SAID PROPERTY

DATE: 2/10, 2006

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER

BY: P. Sundeen

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; 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 THE SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENTS DESIGNATED AS "15' SEWER EASEMENT"

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

KOAR CANYON CREST, LLC, A DELAWARE LIMITED LIABILITY COMPANY DOING BUSINESS IN CALIFORNIA AS KOAR CANYON SPRINGS, LLC.

Bruce H. Rothman 10.10.05

SIGNATURE Bruce H. Rothman DATE _____
Managing Member of Managing Member

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)SS

ON THIS 10th DAY OF OCTOBER, 2005, BEFORE ME, CHRISTOPHER JOHN FETHEROLF, PERSONALLY APPEARED BRUCE ROTHMAN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____
SIGNATURE Christopher John Fetherolf MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
CHRISTOPHER JOHN FETHEROLF MY COMMISSION EXPIRES 5/2/09
(PRINT NAME) COMMISSION # 1575294

ABANDONMENT NOTE

WE ALSO HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS WHICH ARE NOT SHOWN ON THE MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT.

1. THAT PORTION OF LOT "B" OF PARCEL MAP 19618, P.M.B 129/1-5, RIVERSIDE COUNTY AS DESCRIBED IN THE DOCUMENT RECORDED 03/09/2006 PER DOCUMENT NO. 2006-0169747 O.R., RIVERSIDE COUNTY.

P.M.B. 216 / 37

P.M.B. 216 / 37

PARCEL MAP 33061

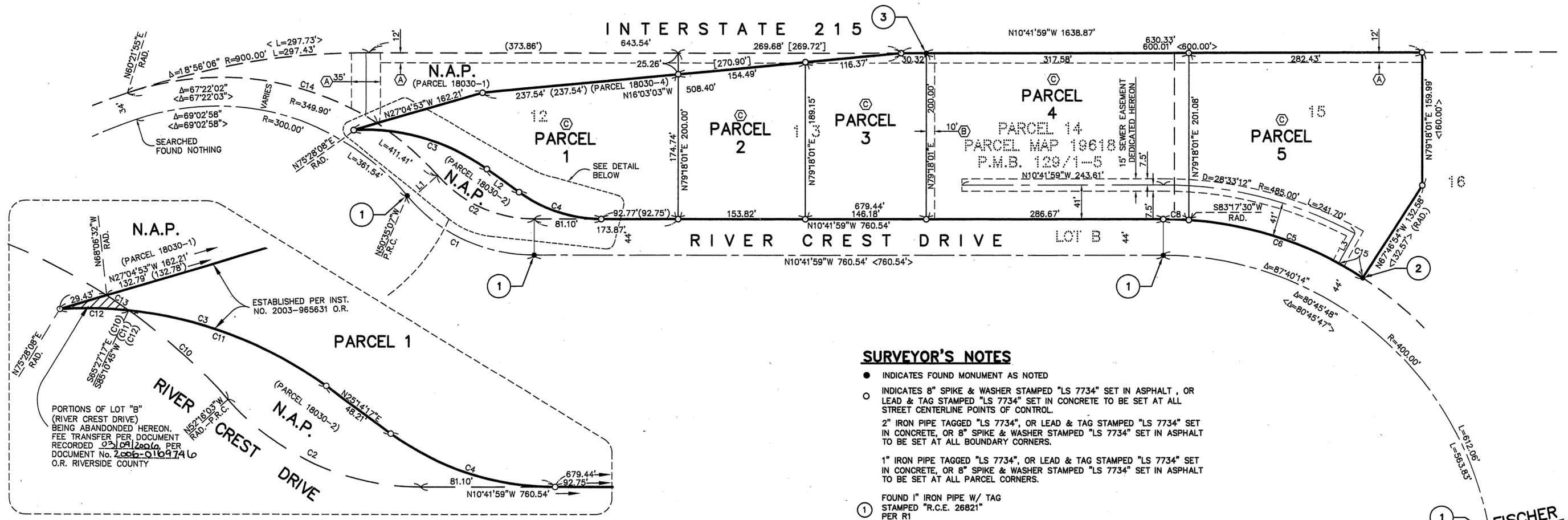
FOR CONDOMINIUM PURPOSES
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE
OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF PARCELS 12 AND 13, TOGETHER WITH PARCELS 14 AND 15 OF PARCEL MAP NO. 19618, AS PER MAP FILED IN BOOK 129, PAGES 1 THROUGH 5 OF PARCELS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST S.B.M.

PASCAL R. APOTHELOZ L.S. 7734
DEVELOPMENT RESOURCE CONSULTANTS
ANAHEIM HILLS, CALIFORNIA
DATE OF SURVEY: JULY, 2004

CURVE & LINE INFORMATION

C1	Δ=50°06'52" <Δ=50°06'52"> R=200.00' L=174.93'	C5	Δ=28°55'36" R=444.00' L=224.16'	C9	Δ=51°31'30" R=349.90' L=314.66'	C13	Δ=02°39'15" R=349.90' L=16.21'	L1	N52°16'03"W RAD.-P.R.C.
C2	Δ=48°25'56" <Δ=48°25'57"> R=156.00' L=131.87'	C6	Δ=32°55'05" R=444.00' L=255.09'	C10	Δ=13°11'14" R=349.90' L=80.53'	C14	Δ=51°31'33" (Δ=51°31'32") R=349.90' L=314.66'	L2	N25°14'17"E (48.19)
C3	Δ=39°46'09" R=246.27' L=170.94'	C7	Δ=06°54'26" R=400.00' L=48.22'	C11	Δ=30°03'32" (Δ=39°04'08") R=246.27' L=129.20'	C15	Δ=04°21'53" R=440.00' L=33.82'	L3	S72°08'47"E 41.00' (RAD.)
C4	Δ=35°56'16" R=169.26' L=106.17'	C8	Δ=03°59'29" R=444.00' L=30.93'	C12	Δ=09°42'37" R=246.27' L=41.74'				



SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 8" SPIKE & WASHER STAMPED "LS 7734" SET IN ASPHALT, OR LEAD & TAG STAMPED "LS 7734" SET IN CONCRETE TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL.
- 2" IRON PIPE TAGGED "LS 7734", OR LEAD & TAG STAMPED "LS 7734" SET IN CONCRETE, OR 8" SPIKE & WASHER STAMPED "LS 7734" SET IN ASPHALT TO BE SET AT ALL BOUNDARY CORNERS.
- 1" IRON PIPE TAGGED "LS 7734", OR LEAD & TAG STAMPED "LS 7734" SET IN CONCRETE, OR 8" SPIKE & WASHER STAMPED "LS 7734" SET IN ASPHALT TO BE SET AT ALL PARCEL CORNERS.
- FOUND 1" IRON PIPE W/ TAG STAMPED "R.C.E. 26821" PER R1
- FOUND 1" IRON PIPE, NO TAG ACCEPTED AS MOST WESTERLY CORNER OF PARCEL 15 PER R1 S67°46'54"E, 0.2', SET TAG "LS 7734"
- FOUND 1" IRON PIPE, NO TAG ACCEPTED AS NORTHWEST CORNER OF PARCEL 14, PER R1, SET TAG "LS 7734"

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF RIVER CREST STREET BEING N10°41'59"W AS SHOWN ON PARCEL MAP NO. 19618, FILED IN BOOK 129 PAGES 1 THROUGH 5 OF PARCELS MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

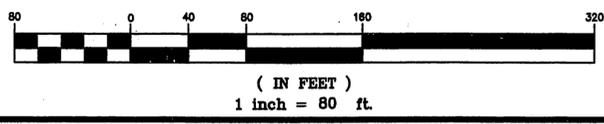
- R1 INDICATES PARCEL MAP No. 19618, PMB 129/1-5
- () INDICATES RECORD PER 2003-965631, O.R., RIVERSIDE COUNTY
- [] INDICATES RECORD PER 2003-958311, O.R., RIVERSIDE COUNTY
- < > INDICATES RECORD PER R1
- N.A.P. INDICATES "NOT A PART"/DESIGNATED REMAINDER

DISTANCES ARE MEASURED IN FEET AND DECIMAL PART THEREOF
NOTE: EASTERLY BOUNDARY OF THIS SUBDIVISION ABUTS A FREEWAY AND HAS NO RIGHT OF ACCESS TO FREEWAY.

EASEMENTS

- (A) THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN THE DOCUMENT RECORDED OCTOBER 30, 1987 AS INSTRUMENT No. 314043, OF OFFICIAL RECORDS. (PLOTTED HEREON)
- (B) THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR ELECTRICAL PURPOSES AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 19618, FILED IN BOOK 129, PAGES 1 THROUGH 5 OF PARCELS MAPS, RECORDS OF RIVERSIDE COUNTY. (PLOTTED HEREON)
- GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN THE DOCUMENT RECORDED OCTOBER 18, 1988 AS INSTRUMENT No. 300660, OF OFFICIAL RECORDS. (NOT PLOTTED - BLANKET IN NATURE)
- (C) BLANKET P.U.E. DEDICATED HEREON

GRAPHIC SCALE



NUMBER OF PARCELS: 5
AREA: 5.147 ACRES (GROSS)

P.M.B. 216/38

P.M.B. 216/38