

PARCEL MAP No. 30980

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

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF THE RANCHO LA SIERRA, ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF THE SAN BERNARDINO MERIDIAN.

JULY, 2004 DAVID R. CHAPIN L.S. 6761

ORANGE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 9th DAY OF August, 2006 AT 8 AM IN BOOK 218 OF PARCEL MAPS AT PAGE 22-23 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

FEES: \$9.-
NO. 20060581283
LARRY W. WARD, COUNTY ASSESSOR - CLERK - RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEED BY: ORANGE COAST 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 MAHIR BARKHO ON MARCH 05, 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 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.

DAVID R. CHAPIN
P.L.S. NO. 6761
EXPIRATION DATE 9-30-2006

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 27th DAY OF June, 2006 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEBRUARY 20, 2003 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: 6/27/06

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



CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 27th DAY OF JUNE, 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



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.

DATE: 6/27/06

PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER

CITY CLERK CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 30980.

LOT "A" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, WATERLINE FACILITIES, STORM DRAIN FACILITIES, ELECTRIC ENERGY DISTRIBUTION FACILITIES, AND TELECOMMUNICATION FACILITIES.

LOT "A" IS HEREBY ACCEPTED AS AN EASEMENT FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDED BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE, TELEVISION AND COMMUNICATION SYSTEMS.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17th DAY OF July, 2006.

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

BY: [Signature]

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 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.

DATE: June 27, 2006

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]
MM VB

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ASSOCIATED SOILS ENGINEERING, INC. ON AUGUST 20, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

POTENTIAL LIQUEFACTION:

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 PERMITS.

OWNERSHIP 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 THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, WATERLINE FACILITIES, STORM DRAIN FACILITIES, ELECTRIC ENERGY DISTRIBUTION FACILITIES, AND TELECOMMUNICATION FACILITIES, LOT "A".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDED BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS, LOT "A".

HE HEREBY RETAIN AS AN EASEMENT FOR PRIVATE STREET PURPOSES IN FAVOR OF AND FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, HEIRS AND ASSIGNS, AND ALL LOT OWNERS WITHIN THIS SUBDIVISION, LOT "A".

MAHIR H. BARKHO AND JANAN LOUIS MARMARJE, HUSBAND AND WIFE AS JOINT TENANTS.

[Signature]
MAHIR H. BARKHO

[Signature]
JANAN LOUIS MARMARJE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

ON THIS 5-24-2006 BEFORE ME, Abie Chehade A NOTARY PUBLIC, PERSONALLY APPEARED Mahir H. Barkho and Janan Louis Marmarje 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:

SIGNATURE Abie Chehade.
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

Abie Chehade.
NAME PRINTED

MY COMMISSION EXPIRES Jan. 2007.

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 \$ 1,100.00

DATED August 2, 2006

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature]
DEPUTY

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1,100.00 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: Aug. 2, 2006

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature]

CAST TAX BOND

DATE: _____

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 HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR SEWERS, STORM DRAINS AND INCIDENTAL PURPOSES RECORDED MARCH 15, 1985 AS INSTRUMENT NO. 53648, OFFICIAL RECORDS.

UTILITIES EASEMENT STATEMENT:

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

CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES PURPOSES RECORDED JULY 7, 2003 AS INSTRUMENT NO. 2003-500690, OFFICIAL RECORDS.

DATE: June 27, 2006

DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]
MM VB

218/23

P.M.B. 218 / 23

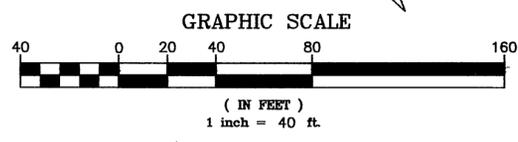
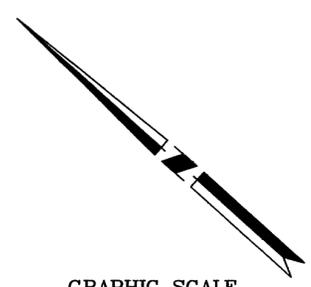
PARCEL MAP No. 30980

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BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF THE RANCHO LA SIERRA, ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, OF THE SAN BERNARDINO MERIDIAN.

JULY, 2004 DAVID R. CHAPIN L.S. 6761

ORANGE, CALIFORNIA



SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE MONUMENT CENTERLINE OF SIAMESE PLACE BEING NORTH 40°34'26" WEST PER TRACT NO. 19991, MAP BOOK 149 PAGES 77-82 OF RECORDS OF RIVERSIDE COUNTY.

- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 6761, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 6761, FLUSH, OR NAIL AND L.S. 6761 TAG IN WALL OR CONCRETE AT THE REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND L.S. 6761 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- ① INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED 'LS 3018' PER TRACT NO. 19991, MAP BOOK 149 PAGES 77-82.
- ② INDICATES FOUND PK WITH TAG STAMPED CITY OF RIVERSIDE CITY ENGINEER NO REFERENCE
- ③ INDICATES FOUND WELL MONUMENT WITH NAIL AND TAG STAMPED COUNTY OF RIVERSIDE NO REFERENCE
- () INDICATES RECORD DATA PER TRACT MAP NO. 19991 M.B. 149 / 77-82
- [] INDICATES RECORD DATA PER R.S. 33/81-84
- (()) INDICATES RECORD DATA PER CITY OF RIVERSIDE LOT LINE ADJUSTMENT NO. 012-023, JULY 7, 2003 #2003-500691, O.R.
- { } ROTATED PER BASIS OF BEARING VERSUS QUITCLAIM DEED JULY 7, 2003 #2003-500690 O.R.

EASEMENTS NOTES

- ⬡ DENOTES EASEMENTS PLOTTED HEREON.
- ① AN EASEMENT FOR SEWER AND STORM DRAINS AS PER INSTRUMENT No. 53648, RECORDED MARCH 15, 1985, O.R.
- ② AN EASEMENT FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES AS PER INSTRUMENT NO. 2003-500690, RECORDED JULY 7, 2003, O.R.

LINE	LENGTH	BEARING
L1	783.48'	N38°19'23"W
L2	10.00'	N73°46'27"W
L3	15.00'	N16°13'33"E
L4	19.28'	N61°32'34"E
L5	79.07'	N73°46'27"W
(L6)	55.15'	N60°39'46"W
L7	22.00'	N61°32'34"E
L8	15.00'	N16°13'33"E

CURVE	DELTA	LENGTH	RADIUS
C1	7°59'52"	167.51'	1200.00'
C2	181°41'29"	114.16'	36.00'
C3	76°53'51"	48.32'	36.00'
C4	40°38'06"	25.53'	36.00'
C5	64°09'32"	40.31'	36.00'
C6	53°50'18"	33.83'	36.00'
C7	00°17'41"	6.63'	1289.50'

