

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 THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

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

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE EASEMENT DESIGNATED AS "20' WATERLINE EASEMENT".

BY: Porfirio Vazquez BY: Raquel Vazquez  
PORFIRIO VAZQUEZ RAQUEL VAZQUEZ

TRUSTEE:

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE PER DOCUMENT RECORDED JUNE 15, 2004 PER DOCUMENT NUMBER 2004-457190 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: Hugo Tello BY: \_\_\_\_\_

PRINT NAME: Hugo Tello PRINT NAME: \_\_\_\_\_

TITLE: Asst Vice-President TITLE: \_\_\_\_\_

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

ON MARCH 27, 2007 BEFORE ME, Andrew MARGO

A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED

Porfirio Vazquez And Raquel Vazquez

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: AM  
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME Andrew MARGO

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE, COUNTY

MY COMMISSION EXPIRES May 10, 2007

PARCEL MAP NO. 35030

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

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK A OF HOLDEN AVENUE TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 11 PAGES 67-69 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 3, T3S, R6W, S.B.M.

AGUIRRE & ASSOCIATES, RIVERSIDE, CA. MARCH 2003

CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 4th DAY OF JUNE, 2007 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. 09/30/07  
CITY SURVEYOR

BY: MSB

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED THIS 4th DAY OF June, 2007 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 17, 2006 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISIONS 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  
R.C.E. 36170 LIC. EXP. 06/30/08  
CITY ENGINEER

BY: TJB

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 PORFIRIO AND RAQUEL VAZQUEZ IN MARCH, 2003. 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. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



VR  
VICTOR RODRIGUEZ-FERNANDEZ,  
L.S. 5335 EXP. 09/30/07

RECORDER'S STATEMENT:

FILED THIS 19th DAY OF June, 2007,  
AT 8:00 A.M. IN BOOK 222 OF PARCEL MAPS,  
AT PAGES 1-3, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2007-0397880 FEE \$11.00

LARRY W. WARD, COUNTY RECORDER, CLERK AND ASSESSOR

BY: Sheila L Zavalta, DEPUTY

SUBDIVISION GUARANTEE BY: STEWART TITLE OF CALIFORNIA

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THAT 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 BECOME LIEN UPON SAID PROPERTY.

DATE: 6/4, 2007 PAUL C. SUNDEEN,  
CHIEF FINANCIAL OFFICER/TREASURER

BY: Paul C. Sundeen

CITY CLERK'S CERTIFICATE:

RESOLVE: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 35030;

"LOT A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT DESIGNATED AS "20' WATERLINE EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE 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 5th DAY OF June, 2007.

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

BY: Colleen J. Nicol

P.M.B. 222 / 1

P.M.B. 222 / 1

PARCEL MAP NO. 35030  
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK A OF HOLDEN AVENUE TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 11 PAGES 67-69 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 3, T3S, R6W, S.B.M.

AGUIRRE & ASSOCIATES, RIVERSIDE, CA. MARCH 2003

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.

DATED: 5/22/07 DAVID H. WRIGHT PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

ON April 27, 2007 BEFORE ME, DA Bellinge  
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED

Hugo Tello  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: DA Bellinge  
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME DA Bellinge

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside, COUNTY

MY COMMISSION EXPIRES 5-17-07

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$1,900.00 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 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.

CASH TAX BOND  
DATED 4-30-2007  
NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
DATED 4-30-2007  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

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

\$1,900.00  
DATED 4-30-2007  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

UTILITIES EASEMENT STATEMENT:

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

- 1. AN EASEMENT FOR WATER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY PER DOCUMENT RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- 2. AN EASEMENT FOR WATER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY PER DOCUMENT RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- 3. AN EASEMENT FOR UTILITIES, AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED FEBRUARY 21, 1958 AS INSTRUMENT NO. 13188, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 4. AN EASEMENT FOR WATER SERVICES AND MAINS FOR CONVEYING WATER AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHWEST WATER COMPANY PER DOCUMENT RECORDED IN BOOK 2251, PAGE 123 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

DATED 5/22/07 DAVID H. WRIGHT PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME \_\_\_\_\_

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_, COUNTY

MY COMMISSION EXPIRES \_\_\_\_\_

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

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 BUILDING PERMITS.

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:

- 1. AN EASEMENT FOR POLELINES, PIPELINES, DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF SECURITY FIRST NATIONAL BANK OF LOS ANGELES, PER DOCUMENT RECORDED SEPTEMBER 13, 1929 IN BOOK 825, PAGE 363 OF DEEDS, RIVERSIDE COUNTY RECORDS.
- 2. AN NON-EXCLUSIVE EASEMENT FOR ROAD, UTILITIES, AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 25, 1957 IN BOOK 2167, PAGE 378, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 3. AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY PER DOCUMENT RECORDED IN BOOK 2238, PAGE 257 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 4. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF EULA F. SHACKLEFORD, A WIDOW, PER DOCUMENT RECORDED JUNE 20, 1960 AS INSTRUMENT NO. 54484 AND RE-RECORDED NOVEMBER 8, 1961 AS INSTRUMENT NO 96034, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

# PARCEL MAP NO. 35030

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK A OF HOLDEN  
AVENUE TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 11 PAGES 67-69  
THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
LOCATED IN SECTION 3, T3S, R6W, S.B.M.

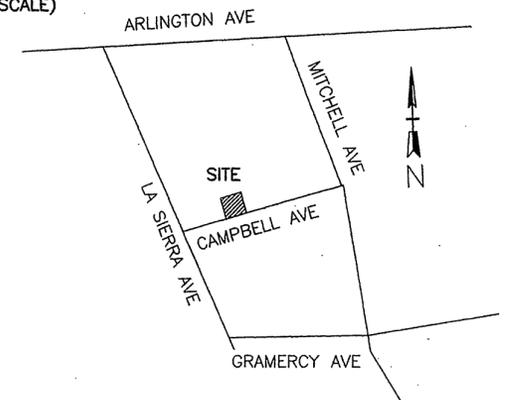
AGUIRRE & ASSOCIATES, RIVERSIDE, CA. MARCH 2003

## SURVEYOR'S NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CAMPBELL AVENUE AS SHOWN BY TRACT 22001 MB 210/76-78 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N 67°29'38" E
2. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5508 TAG, UNLESS OTHERWISE NOTED.
3. ● INDICATES FOUND AS NOTED  
 < > = RECORD INFORMATION PER DOCUMENT 2001-186829  
 ( ) = RECORD INFORMATION PER M.B. 11/67-69  
 [ ] = RECORD INFORMATION PER MB 210/76-78  
 { } = RECORD INFORMATION PER PMB 84/12  
 (( )) = RECORD INFORMATION PER PMB 38/29  
 [[ ]] = RECORD INFORMATION PER DOCUMENT 2001-485868 O.R.
- 1 20' WATERLINE EASEMENT DEDICATED HEREON
- 2 AN NON-EXCLUSIVE EASEMENT FOR ROAD, UTILITIES, AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 25, 1957 IN BOOK 2167, PAGE 378, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 4 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY PER DOCUMENT RECORDED IN BOOK 2238, PAGE 257 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 5 AN EASEMENT FOR WATER SERVICES AND MAINS FOR CONVEYING WATER AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHWEST WATER COMPANY PER DOCUMENT RECORDED IN BOOK 2251, PAGE 123 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 6 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF EULA F. SHACKLEFORD, A WIDOW, PER DOCUMENT RECORDED JUNE 20, 1960 AS INSTRUMENT NO. 54484 AND RE-RECORDED NOVEMBER 8, 1961 AS INSTRUMENT NO 96034, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

## VICINITY MAP

(NOT TO SCALE)



SEARCHED-FD/SET NOTHING  
NORTHEAST CORNER OF PARCEL 4 OF  
HOLDEN AVENUE TRACT PER MB  
11/67-69

FD 1" IP TAGGED LS 1825 IN LEIU OF  
1-1/2" IP TAGGED LS 1825, PER M.B.  
210/76-78. ACCEPTED AS S.W. CORNER OF  
LOT 39 AND N.E. CORNER OF LOT 3, BLK  
A, HOLDEN AVENUE TRACT - MB 11/67-68  
RIV CO.

N68°31'31"E 600.57  
N68°31'31"E 557.89  
(N 68°32'45" E 600.00)  
[N68°31'49" E 557.93]  
300.29' CALC (300.00')

FD 3" IP W/ 2"x2" HUB TAGGED LS  
1825 INSIDE IP, FLUSH PER P.M.B.  
84/12.

Easterly line of Parcel conveyed to  
Burnett by deed recorded  
10/19/1948 as Instrument 2048 O.R.

Holden Avenue Tract  
MB 11/67-69

Lot 3  
BLOCK A

Lot 4

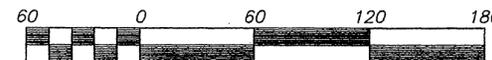
Tract 22001  
MB 210/76-78

Lot 39

PAR 2 Par. 1  
PM 9154  
P.M.B. 38/29

FD 1" IP W/LS 4055 TAG,  
FLUSH, PER PM 38/29.

FD SPIKE AND WASHER,  
TAGGED L.S. 7032 FLUSH  
PER CITY TIE SHEET



Scale 1" = 60'

DETAIL