

224/9  
City

4.93 ACRES (GROSS)  
4.93 ACRES (NET)

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

SHEET 1 OF 2

# PARCEL MAP 35283

BEING A SUBDIVISION OF A PORTION OF LOT 2, BLOCK 69, OF THE ALESSANDRO TRACT, AS PER MAP FILED IN BOOK 6, PAGE 13 OF PATENTS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

LOCATED IN SECTION 29, T.3S., R.4W., S.B.M.

SANDERSON - GUTIERREZ, CIVIL ENGINEERS & LAND SURVEYORS, INC.  
RANCHO CUCAMONGA, CA  
DECEMBER 2007

RECORDER'S STATEMENT

FILED THIS 28<sup>th</sup> DAY OF December 2007, AT 8:00 A.M. IN BOOK 224, OF PARCEL MAPS, AT PAGES 9-10, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2007-0770232

FEE: \$9.00

LARRY W. WARD,  
COUNTY ASSESSOR-CLERK-RECORDER

*Imking*, DEPUTY

SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY

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

RIVERCREST PLAZA, INC., A CALIFORNIA CORPORATION

*Abdo Alberre*  
Abdo Alberre, President

### 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 ABDO ALBERRE IN NOVEMBER, 2006. 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.



*Gary T. Sanderson*  
GARY T. SANDERSON  
L.S. 4452, EXP. 9-30-09  
DATE: 12/13/07

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 24<sup>th</sup> DAY OF December, 2007 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 9, 2007 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  
R.C.E. 36170 LIC. EXP. 6/30/08  
CITY ENGINEER  
BY: *Thomas J. Boyd*

### CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 24<sup>th</sup> DAY OF December 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. 9/30/09  
CITY SURVEYOR  
BY: *Mark S. Brown*

### 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 \$

DATE: December 29, 2007

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: *Paul McDonnell*

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ 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.

DATED: \_\_\_\_\_ NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
DATED: \_\_\_\_\_ PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_

### 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 THE THOSE NOTED BELOW.

Orancrest CFD 86-1

DATE: 12/21/07

PAUL C. SUNDEEN  
CHIEF FINANCIAL OFFICER / TREASURER

BY: *Paul C. Sundeen*

### 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 THE WESTERN MUNICIPAL WATER DISTRICT.

DAVID H. WRIGHT,  
PUBLIC UTILITIES GENERAL MANAGER

DATE: 12/10/07

BY: *David H. Wright*  
RBS *Jan*

### WATER FACILITIES STATEMENT

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERAL HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH PARCEL CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATE: 12/13/07

BY: *Jeffrey D. Sims*  
JEFFREY D. SIMS R.C.E. 46212

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE } SS.

ON DEC 13, 2007 BEFORE ME, CARL W. JECH, A NOTARY PUBLIC, PERSONALLY APPEARED ABDO ALBERRE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

*Carl W. Jech*  
SIGNATURE OF NOTARY PUBLIC

NOV 21, 2011  
DATE COMMISSION EXPIRES

CARL W. JECH  
NAME OF NOTARY PUBLIC

RIVERSIDE  
PRINCIPAL COUNTY OF BUSINESS



A DEED OF TRUST IN FAVOR OF BANCO POPULAR, N.A. AS BENEFICIARY, RECORDED DECEMBER 28, 2006 AS INSTRUMENT NO. 2006-949649, OF OFFICIAL RECORDS.

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOILS SOUTHWEST, INC. ON JUNE 28, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### 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:

THE CITY OF RIVERSIDE, BEING SUCCESSOR IN INTEREST TO AN EASEMENT FOR SLOPES AND INCIDENTAL PURPOSES, AS GRANTED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED OCTOBER 29, 1968 AS INSTRUMENT NO. 103878 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

MARCH AIR FORCE RESERVE BASE, HOLDER OF AN AVIGATION EASEMENT FOR RIGHTS OF FLIGHT, AS DESCRIBED IN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 7, 1988, AS INSTRUMENT NO. 291315 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF A MULTI-PURPOSE RECREATIONAL TRAIL PER DOCUMENT RECORDED APRIL 28, 2005 AS INSTRUMENT NO. 2005-0332389 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR THE TRANSPORTATION OF GAS, ENERGY, COMMUNICATIONS, PETROLEUM PRODUCTS AND OTHER SUBSTANCES PER DOCUMENT RECORDED JANUARY 4, 2006 AS INSTRUMENT NO. 2006-0004463 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

