

CITY

225/77

P.M.B. 225 / 77

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 SHOWN ON THE ANNEXED MAP...

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

WE HEREBY DEDICATE THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES...

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES...

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SIDEWALKS...

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED...

PARCEL 3 OF THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES GRANTED MARCH 17, 1980 AS INSTRUMENT NO. 51317...

ORANGEWOOD CENTRE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY: MDC-DAUCHY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY...

BY: J. Scott Fawcett and Larry M. Powell. PRINT NAME: J. SCOTT FAWCETT, LARRY M. POWELL. TITLE: MANAGER, manager.

VINEYARD BANK, NATIONAL ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 14, 2007 AS INST. NO. 2007-0690358...

BY: Philip R. Johnson and Richard N. Kasner. PRINT NAME: PHILIP R. JOHNSON, RICHARD N. KASNER. TITLE: SENIOR VICE PRESIDENT, Senior Vice President.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF Orange

ON February 4, 2008, BEFORE ME, K. SCOTT English, Notary public

PERSONALLY APPEARED J. SCOTT Fawcett and Larry H. Powell WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT...

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND.

Notary Signature: K. Scott English. PRINT NAME: K. SCOTT ENGLISH. My Commission Expires: Feb. 8, 2011. My Principle Place of Business: Newport Beach, Orange County.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF Orange

ON February 4, 2008, BEFORE ME, Susan McClaran, Notary Public

PERSONALLY APPEARED Philip R. Johnson and Richard N. Kasner WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT...

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND.

Notary Signature: Susan McClaran. PRINT NAME: Susan McClaran. My Commission Expires: 3-10-10. My Principle Place of Business: Irvine, Orange County.

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

PARCEL MAP 35379

LOTS 1 TO 12 INCLUSIVE IN BLOCK 8 AND LOTS 1 TO 24 INCLUSIVE IN BLOCK 9 OAK GLEN TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5 PAGE 130 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERING \* LAND SURVEYING RIVERSIDE, CA. SEPTEMBER 2006

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 35379.

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

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

THE EASEMENTS DESIGNATED "20' SEWER EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENTS DESIGNATED "SIDEWALK EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS FACILITIES.

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

PARCEL 3 OF THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES GRANTED MARCH 17, 1980 AS INSTRUMENT NO. 51317, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE 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 27th DAY OF May, 2008

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

BY: [Signature]

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$2,400- HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 2-6-2008 CASH BOND DATED 2-6-2008

NANCY ROMERO CLERK OF THE BOARD OF SUPERVISORS BY: [Signature] PAUL McDONNELL COUNTY TAX COLLECTOR BY: Carmen Ayuda

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 \$2,400-

DATED 2-6-2008 PAUL McDONNELL COUNTY TAX COLLECTOR BY: Carmen Ayuda

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY EBERHART / UNITED CONSULTANTS, INC. SEPTEMBER 5, 2006 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

RECORDER'S STATEMENT

FILED THIS 2nd DAY OF June, 2008, AT 8 A.M. IN BOOK 225 OF PARCEL MAPS AT PAGES 77-78 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE FEE \$11- NO. 2008-0298623

LARRY W. WARD, COUNTY ASSESSOR, CLERK, RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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.

DATED 5/9/08 PAUL C. SUNDEEN CHIEF FINANCIAL OFFICER/ TREASURER

BY: [Signature]

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 14th DAY OF May, 2008 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 5, 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 A THE APPROVAL HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD RCE 36170 LIC EXP 6/30/08 CITY ENGINEER

BY: [Signature]



CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 12th DAY OF May, 2008 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: [Signature]



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 ORANGEWOOD CENTRE, LLC, IN NOVEMBER 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 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.



DATED 2/1/2008

BY: [Signature] JEFFREY M. BARNES, L.S. 7663 EXPIRES DEC. 31, 2008

P.M.B. 225 / 77

**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BLVD. TAKEN AS NORTH 89°31'00" EAST PER P.M.B. 57/68-69.
2. ○ SET 1" I.P. TAGGED LS 7663, FLUSH, UNLESS OTHERWISE NOTED
3. ● DENOTES FOUND MONUMENTS AS NOTED.
4. SET NAIL AND LS 7663 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. ( ) DENOTES RECORD DATA PER P.M.B. 57/68-69, RIVERSIDE COUNTY RECORD
6. { } DENOTES RECORD DATA PER M.B. 87/17, RIVERSIDE COUNTY RECORD
7. TOTAL GROSS AREA OF SUBJECT PROPERTY IS 2.85 ACRES, MORE OR LESS

**SIGNATURE OMISSION**

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 RIPPEN INTO FEE:

1. AN EASEMENT FOR UNDERGROUND AND AERIAL COMMUNICATION FACILITIES RECORDED JUNE 8, 1984 AS INSTRUMENT NO. 1984-122951 OF OFFICIAL RECORDS IN FAVOR OF PACIFIC BELL.
2. AN EASEMENT FOR CONSTRUCTION, TRAFFIC SIGNAL, MAINTENANCE, INGRESS AND EGRESS RECORDED MARCH 01, 2000 AS INSTRUMENT NO. 2000-075091 OF OFFICIAL RECORDS IN FAVOR OF COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION.
3. AN AVIGATION EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY IN DEED RECORDED APRIL 16, 2007 AS INSTRUMENT NO. 2007-0254517 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

**EASEMENT NOTES**

1. AN EASEMENT FOR CONSTRUCTION OF A TRAFFIC SIGNAL IN FAVOR OF THE CITY OF RIVERSIDE RECORDED 3/01/2000, INSTRUMENT NO. 075091, O.R.R.C.
2. AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF PACIFIC BELL RECORDED 6/8/1984 AS INSTRUMENT NO. 122951 O.R.R.C.
3. AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED 3/03/1945 BK. 664 PG. 231
4. AN EASEMENT FOR PUBLIC WATERLINES IN FAVOR WESTERN MUNICIPAL WATER DISTRICT. RECORDED 2/25/2008 AS INST. NO. 2008-0090129, O.R.

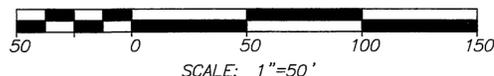
**UTILITIES EASEMENT STATEMENT**

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 OF UNSPECIFIED WIDTH FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 3, 1945 AS BOOK 664 PAGE 231 OF OFFICIAL RECORDS IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY.
2. AN EASEMENT FOR PUBLIC UTILITIES OR PUBLIC SERVICES FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 30, 1975 AS INSTRUMENT NO. 1975-049453 OF OFFICIAL RECORDS IN FAVOR OF BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA.
3. AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 24, 1976 AS INSTRUMENT NO. 1976-090740 OF OFFICIAL RECORDS. IN FAVOR OF BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA.

DATE: \_\_\_\_\_ DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER

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



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

**PARCEL MAP 35379**

LOTS 1 TO 12 INCLUSIVE IN BLOCK 8 AND LOTS 1 TO 24 INCLUSIVE IN BLOCK 9  
OAK GLEN TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5 PAGE 130 OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
LOCATED IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST S.B.M.

IW CONSULTING ENGINEERS, INC.  
RIVERSIDE, CA.

CIVIL ENGINEERING \* LAND SURVEYING  
SEPTEMBER 2006

**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.

DATE: 5/5/08 BY: DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER  
RBS

**WATER FACILITIES STATEMENT**

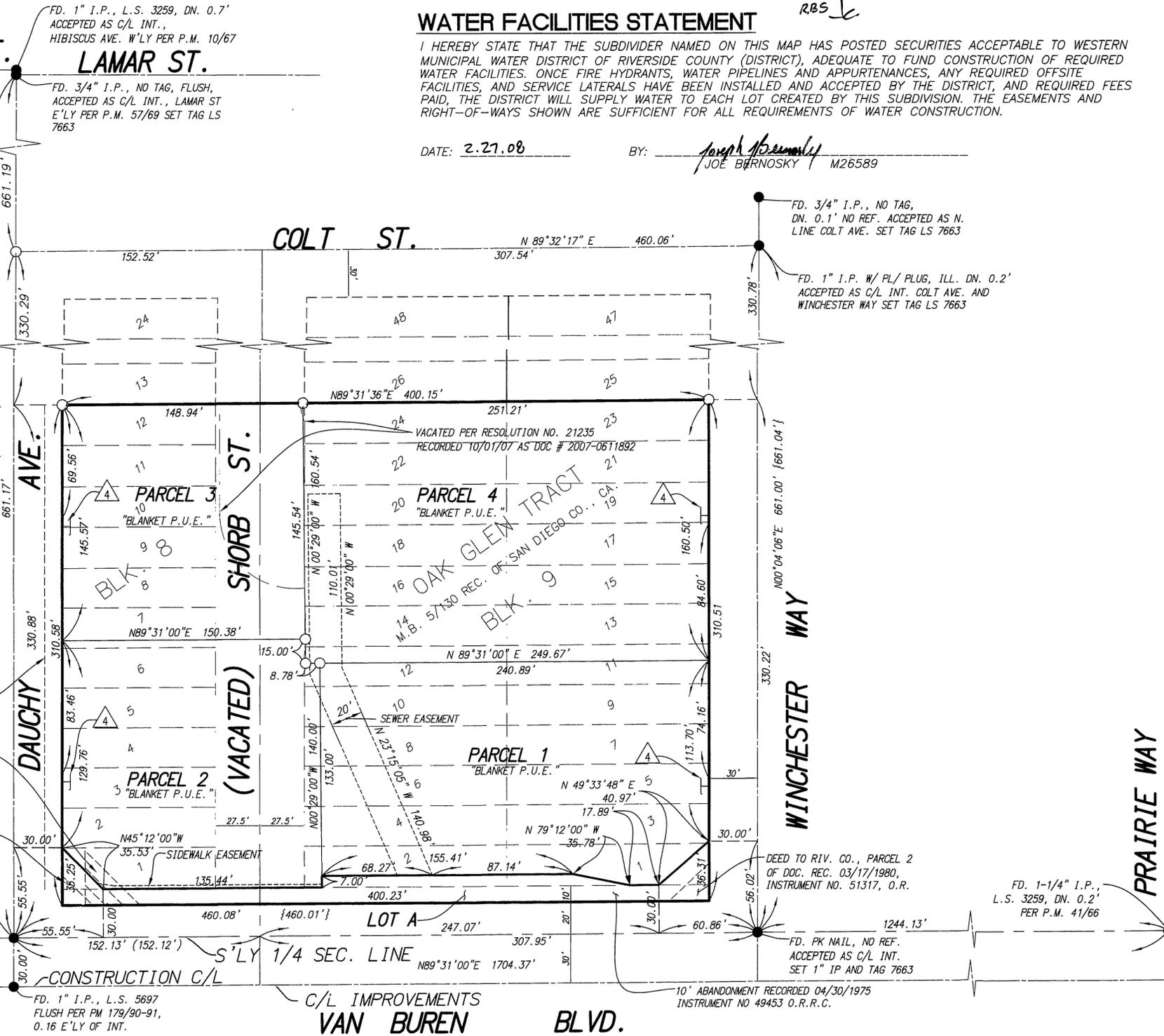
I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES,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

DATE: 2-27-08 BY: JOE BERNOSKY M26589

HIBISCUS AVE.

LAMAR ST.

COLT ST.



P.M.B. 225 / 78

P.M.B. 225 / 78

PRAIRIE WAY

City

225/78