

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 28829
BEING A SUBDIVISION OF LOTS 3 AND 4, BLOCK 62 OF ARLINGTON HEIGHTS
PER M.B. 11/20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
LAND DEVELOPMENT CONSULTANTS RIVERSIDE, CA
FEBRUARY 1999

RECORDER'S STATEMENT

FILED THIS 26TH DAY OF AUG. 1999
AT 8:00 A.M. IN BOOK 283 OF
MAPS, AT PAGES 41-42, AT THE
REQUEST OF THE CITY CLERK.
NO. 383963
FEE \$18.00

GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER
BY: S. Ragan DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 28829, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION AUGUST 6, 1998 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAS BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

RICHARD D. McGRATH R.C.E. 31952
CITY ENGINEER REG. EXPIRES 12/31/00

BY: Rich McGrath 8-16-99

TENTATIVE MAP APPROVED: AUGUST 6, 1998

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING MAY, 1998, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED 7/22/99

BY: Brian G. Esigate
BRIAN G. ESGATE R.C.E. 21884
EXPIRES: 9-30-01



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 OF MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: AUG 5, 1999

BILL D. CARMANAN
PUBLIC UTILITIES DIRECTOR
BY: Dexter P. Witzfeld

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.

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

DATED: 7/27/99

JERRY ROGERS
CITY TREASURER
BY: W.R. Hansen

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 19 DAY OF JUNE, 1998 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY SID GEOTECHNICAL, INC.

OWNERS' 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 CONSENTS ARE NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A", LOT "B" (HARVEST LANE) AND LOT "C" (AUTUMN RIDGE PLACE), INCLUSIVE.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS ALONG VICTORIA AVENUE AND MARY STREET FROM LOTS 22, 23, 30, 31, 32, 40, 41, 43, 44, 45 AND 52, INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE THE EASEMENT DESIGNATED AS "18' SEWER EASEMENT" FOR SEWER CONSTRUCTION AND MAINTENANCE PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE THE EASEMENT DESIGNATED AS "15' STORM DRAIN EASEMENT" FOR STORM DRAIN CONSTRUCTION AND MAINTENANCE PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "3' P.U.E.", "5'x35' P.U.E.", "5'x32' P.U.E." AND "5'x40' P.U.E."

WE HEREBY DEDICATE THE EASEMENT DESIGNATED AS "17' LANDSCAPE/WALL EASEMENT" TO THE CITY OF RIVERSIDE.

VICTORIA GROVE 51/AF XVII, LTD.
A CALIFORNIA LIMITED PARTNERSHIP

Debi J. O'Dell

TRUSTEE

AMERICAN SECURITIES COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 28, 1999 AS INSTRUMENT NO. 34765 AND 34766 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Patricia J. Murphy

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON July 23, 1999, BEFORE ME, Kristi L. Blanchard
IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Patrick J. Van Daele AND
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.

NOTARY PUBLIC Kristi L. Blanchard
NAME PRINTED Kristi L. Blanchard
PRINCIPAL OFFICE IN Riverside, CA
MY COMMISSION EXPIRES Jan. 18, 2002

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON JULY 26 1999, BEFORE ME, STACY R. NOVACK
IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED PATRICK J. MURPHY AND
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
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SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC Stacy R. Novack
NAME PRINTED STACY R. NOVACK
PRINCIPAL OFFICE IN ORANGE COUNTY
MY COMMISSION EXPIRES 12-20-2000

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT MAP 28829.

LOTS "A", "B" AND "C" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE RELEASED AND RELINQUISHED ACCESS RIGHTS ARE HEREBY ACCEPTED.

THE EASEMENT DESIGNATED AS "18' SEWER EASEMENT" IS HEREBY ACCEPTED FOR SEWER CONSTRUCTION AND MAINTENANCE PURPOSES.

THE EASEMENT DESIGNATED AS "15' STORM DRAIN EASEMENT" IS HEREBY ACCEPTED FOR STORM DRAIN CONSTRUCTION AND MAINTENANCE PURPOSES.

THE EASEMENTS DESIGNATED AS "3' P.U.E.", "5'x35' P.U.E.", "5'x32' P.U.E." AND "5'x40' P.U.E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

THE EASEMENT DESIGNATED AS "17' LANDSCAPE/WALL EASEMENT" IS HEREBY ACCEPTED FOR LANDSCAPE AND WALL MAINTENANCE PURPOSES.

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, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 24TH DAY OF AUGUST 1999.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: Colleen Nicol



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 \$ 10,800

DATED 7-27-99

PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: Paul McDonnell
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 10,800 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.

DATED August 25, 1999

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISOR'S
BY: Gerald Anderson
DEPUTY

CASH TAX BOND
PAUL McDONNELL COUNTY TAX COLLECTOR

SIGNATURE OMISSIONS

PURSUANT SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED, THEIR INTERESTS BEING SUCH THAT THEY CANNOT RIPEN INTO A FEE:

EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE LAND FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES WATERWAYS OR CONDUITS AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 20 AND 21 OF MAPS, RECORDS ON SAN BERNARDINO COUNTY, CALIFORNIA.

A RIGHT OF WAY RESERVED TO THE GAGE CANAL COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

AN EASEMENT FOR STORM WATER CONDUIT IN FAVOR OF THE CITY OF RIVERSIDE PER INSTRUMENT IN BOOK 411, PAGE 335 RECORDED MARCH 31, 1939, O.R., RIVERSIDE COUNTY.

THE EFFECT OF AN ORDINANCE OF THE CITY OF RIVERSIDE FOR THE CASA BLANCA REDEVELOPMENT PER INSTRUMENTS NOS. 178444, RECORDED NOV. 19, 1976 AND 151212, RECORDED APR. 25, 1990, O.R., RIVERSIDE COUNTY.

THE EFFECT OF AN AGREEMENT FOR CONSTRUCTION AND MAINTAINING DRAINAGE PIPELINE BETWEEN JOHN LAMAR AND MARGARET LAMAR AND JOHN HUCKING AND EDWARD ROSS AND MILDREN ROSS, AND MARIE ROSS PER BOOK 655, PAGE 82, RECORDED NOV. 27, 1944 O.R., RIVERSIDE COUNTY.

M.B. 283 / 41

M.B. 283 / 41

283/42

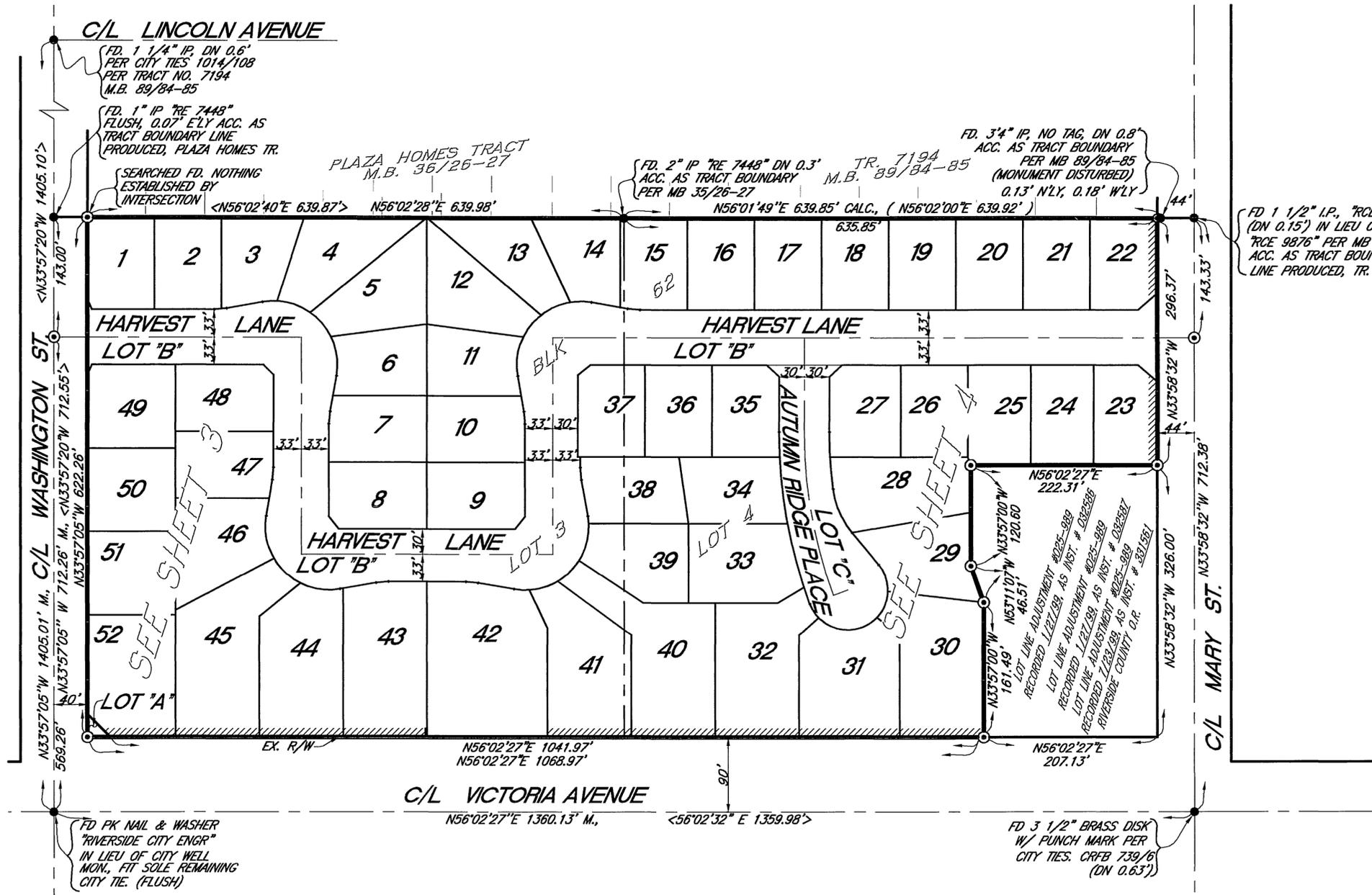
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PER M.B. 11/20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

LAND DEVELOPMENT CONSULTANTS RIVERSIDE, CA

FEBRUARY 1999



ENGINEER'S NOTES:

- SEARCHED, FOUND NOTHING.
- INDICATES FOUND MONUMENT AS NOTED.
- ⊙ INDICATES SET 1" I.P. TAGGED "R.C.E. 21884", FLUSH, UNLESS OTHERWISE NOTED.
MONUMENT ALL FRONT LOT CORNERS WITH A LEAD PLUG AND TAG "R.C.E. 21884", SET IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINE, E.C.'S AND B.C.'S.
MONUMENT ALL REAR PROPERTY CORNERS WITH AN 18"x1" I.D. IRON PIPE TAGGED "R.C.E. 21884", FLUSH, OR P.K. NAIL TAGGED "R.C.E. 21884" ON CONCRETE WALL OR FOOTING.
- () INDICATES RECORD DATA PER TRACT NO. 7194 M.B. 89/84-85.
- < > INDICATES RECORD DATA PER PLAZA HOMES TRACT M.B. 36/26-27.

////// INDICATES RESTRICTED ACCESS

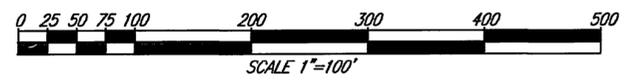
THIS TRACT CONTAINS 16.67 ACRES

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARY STREET BEARING N33°58'32"W PER TRACT NO. 7194 M.B. 89/84-85.

M.B. 283 / 42

M.B. 283 / 42



283
43

M.B. 283 / 43

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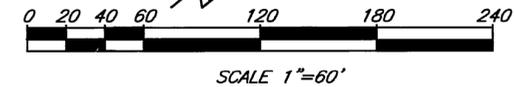
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THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARY STREET BEARING N33°58'32"W PER TRACT NO. 7194 M.B. 89/84-85.

CURVE TABLE				
(X)	DELTA	RADIUS	LENGTH	TANGENT
1	10°00'00"	85.00	14.84	7.44
2	110°00'00"	76.00	145.92	108.55
3	05°48'23"	85.00	8.61	4.31
4	04°11'37"	85.00	6.22	3.11
5	13°09'08"	76.00	17.45	8.76
6	31°54'29"	76.00	42.32	21.73
7	28°37'16"	76.00	37.96	19.39
8	36°19'30"	76.00	48.18	24.93
9	40°13'39"	76.00	53.36	27.83
10	33°02'40"	76.00	43.83	22.54
11	36°44'04"	76.00	48.73	25.23
12	13°47'00"	76.00	18.28	9.19
13	27°06'48"	76.00	35.96	18.33
14	26°54'45"	76.00	35.70	18.18
15	34°59'06"	76.00	46.41	23.95
16	07°12'45"	76.00	9.57	4.79
17	36°19'30"	76.00	48.18	24.93
18	25°14'10"	76.00	33.47	17.01
19	29°09'53"	76.00	38.69	19.77
20	19°16'51"	76.00	25.57	12.91

LINE TABLE		
(X)	BEARING	LENGTH
1	N58°34'09"W	13.20
2	N09°19'19"W	13.20
3	N78°57'00"E	16.97
4	N46°03'00"E	43.50
5	N23°57'00"W	43.50
6	N23°57'00"W	24.17
7	N23°57'00"W	19.33
8	N23°57'00"W	22.38
9	N23°57'00"W	21.12
10	N72°36'20"E	19.21
11	N46°03'00"E	43.50
12	N46°03'00"E	3.67
13	N46°03'00"E	39.83
14	N66°03'00"E	43.50
15	N04°42'51"E	19.21
16	N43°57'00"W	43.50
17	N33°57'00"W	13.20
18	N56°03'00"E	3.00
19	N43°57'00"W	19.33
20	N43°57'00"W	24.17
21	N17°23'40"E	19.21
22	N66°03'00"E	43.50
23	N66°03'00"E	34.96
24	N66°03'00"E	8.54
34	N78°57'19"W	38.18
35	N33°57'05"W	27.00
36	N56°02'27"E	27.00
37	N56°02'28"E	4.15



SEE SHEET 4

PLAZA HOMES TRACT
M.B. 36/26-27

FD. 1" IP DN 0.6"
PER CITY TIES 1014/108
PER TRACT NO. 7194
M.B. 89/84-85

FD. 1" IP RE 7448"
FLUSH, 0.07' ELY ACC. AS
TRACT BOUNDARY LINE
PRODUCED, PLAZA HOMES TR.

SEARCHED FD.
NOTHING
ESTABLISHED BY
INTERSECTION

FD. 2" IP RE 7448" DN 0.3"
ACC. AS TRACT BOUNDARY
PER MB 35/26-27

C/L LINCOLN AVENUE

C/L WASHINGTON ST.

C/L VICTORIA AVENUE

M.B. 283 / 43

FD PK NAIL & WASHER
"RIVERSIDE CITY ENGR"
IN LIEU OF CITY WELL
MON., FIT SOLE REMAINING
CITY TIE. (FLUSH)

