

TRACT NO. 29097

BEING A PORTION OF LOTS 118, 119, 120 AND 121, OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EPIC Engineers REDLANDS, CA

JULY 1999

RECORDER'S STATEMENT

FILED THIS 19 DAY OF OCT. 1999 AT 8:00 A.M. IN BOOK 285 OF MAPS, AT PAGES 42-44 AT THE REQUEST OF THE CITY CLERK. NUMBER 1999-439377 FEE \$10.00 GARY L. ORSO - COUNTY ASSESSOR - CLERK - RECORDER

BY: [Signature] DEPUTY SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE INSURANCE 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 SHOWN ON THE ANNEXED MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC STREET AND UTILITY FACILITIES LOTS "A", "B", "C", AND "D". WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS "10' STORM DRAIN" EASEMENT. WE HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "5'x25' P.U.E." WE HEREBY DEDICATE FOR STREET TREE PLANTING & MAINTENANCE THE 3' STREET TREE EASEMENTS SHOWN. OSBORNE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

[Signature] PRES

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 7, 1999 AS INSTRUMENT NO. 006634. OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature] ASST. VICE-PRESIDENT [Signature] ASST. SECRETARY

NORTH COUNTY BANK, A BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 17, 1999 AS INSTRUMENT NO. 368031. OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature] DIANE M. SITAR, FVP

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE SEPTEMBER 17, 1999 ON BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

ROBERT E. OSBORNE 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 AND OFFICIAL SEAL. MY COMMISSION EXPIRES DEC. 4, 2002. [Signature] PRINCIPAL PLACE OF BUSINESS: ORANGE COUNTY, CA

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAPACITY CLAIMED BY SIGNER [] INDIVIDUAL (S) [] PARTNER (S) [] ATTORNEY-IN-FACT [] TRUSTEE (S) [] SUBSCRIBING WITNESS [] GUARDIAN/CONSERVATOR [] CORPORATE: PRESIDENT OFFICER (S): [] OTHER SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY (IES)

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF Riverside 9-15-99 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

Gary Francis and Chris Mekaif 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 AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-23-03.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAPACITY CLAIMED BY SIGNER [] INDIVIDUAL (S) [] PARTNER (S) [] ATTORNEY-IN-FACT [] TRUSTEE (S) [] SUBSCRIBING WITNESS [] GUARDIAN/CONSERVATOR [] CORPORATE: ASST. V.P. & ASST. SEC. OFFICER (S): [] OTHER SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY (IES)

NOTARY ACKNOWLEDGEMENT

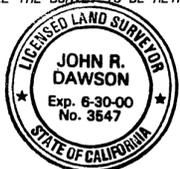
STATE OF CALIFORNIA COUNTY OF RIVERSIDE SEPT. 15, 1999 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

DIANE M. SITAR 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 AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3-10-2000. [Signature] PRINCIPAL PLACE OF BUSINESS: RIVERSIDE COUNTY, CA

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAPACITY CLAIMED BY SIGNER [] INDIVIDUAL (S) [] PARTNER (S) [] ATTORNEY-IN-FACT [] TRUSTEE (S) [] SUBSCRIBING WITNESS [] GUARDIAN/CONSERVATOR [] CORPORATE: OFFICER (S): OTHER SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY (IES)

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL 1999; THAT ALL MONUMENTS SHOWN HEREON EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



DATED: 9-13, 1999 BY: John R. Dawson JOHN R. DAWSON L.S. NO. 3547 (L.S. EXPIRES JUNE 30, 2000)

TAX BOND CERTIFICATE

I HEREBY STATE THAT A BOND IN THE SUM OF \$7100 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: 10-1, 1999

CASH TAX BOND PAUL McDONNELL GERALD A MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: [Signature] DEPUTY BY: [Signature] DEPUTY

TAX COLLECTORS CERTIFICATE

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 ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$7100.00

DATED: 9-16, 1999

PAUL Mc DONNELL COUNTY TAX COLLECTOR

[Signature]

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT MAP NO. 29097, LOTS "A", "B", "C" AND "D" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREET AND PUBLIC UTILITY FACILITIES. THE EASEMENT DESIGNATED AS "10' STORM DRAIN EASEMENT" IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES. THE EASEMENTS DESIGNATED AS "5'x 25' P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES. THE EASEMENTS DESIGNATED AS "3' STREET TREE EASEMENT" ARE HEREBY ACCEPTED FOR PLANTING & MAINTENANCE OF STREET TREES. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 28th DAY OF September, 1999.



Colleen J. Nicol CITY CLERK OF THE CITY OF RIVERSIDE

[Signature] CITY CLERK

CITY TREASURER'S CERTIFICATE

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

DATED: 9/14, 1999

JERRY RODGERS CITY TREASURER

[Signature]

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 29097 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JANUARY 21, 1999 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS AND DRAINAGE WORKS 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 HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD 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.

DATED: 9-16, 1999

RICHARD D. McGRATH, R.C.E. 31952 CITY ENGINEER LIC. EXP. 12-31-00

[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 SERVICES 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 CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT.

DATED: SEPT 16, 1999

BILL D. CARNAHAN PUBLIC UTILITIES DIRECTOR

[Signature]

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE BELOW DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP. A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1982 IN BOOK 28 PAGE 635 AND AUGUST 14, 1985 IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.

DATED: SEPT 16, 1999

BILL D. CARNAHAN PUBLIC UTILITIES DIRECTOR

[Signature]

SOILS REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY SOILS SOUTHWEST, INC. ON THE 8TH DAY OF MARCH, 1999, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953, BY SOILS SOUTHWEST, INCORPORATED.

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

TRACT NO. 29097

BEING A PORTION OF LOTS 118, 119, 120 AND 121, OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EPIC Engineers
Redlands, CA.

JULY 1999

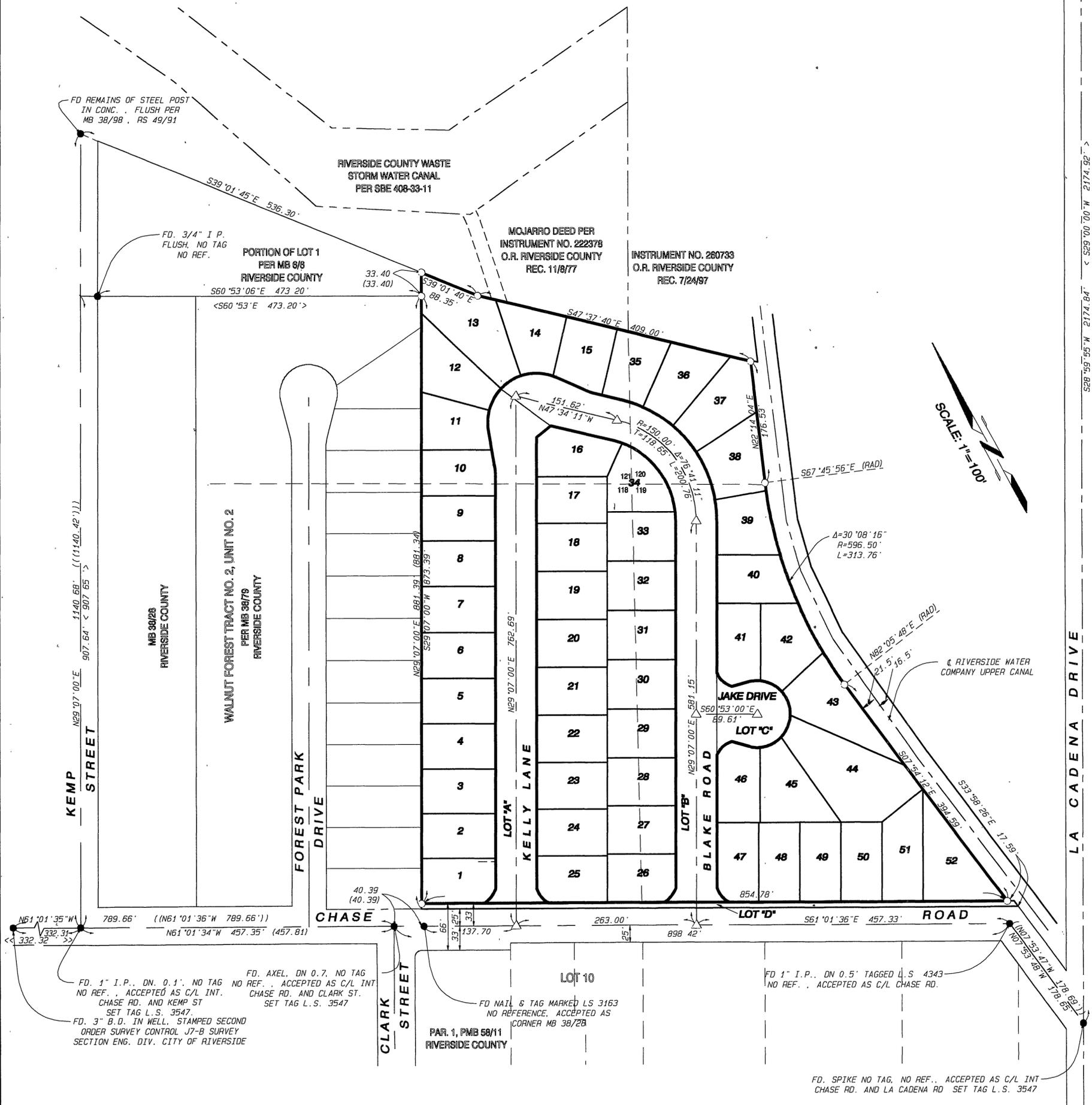
FD. 1" I.P., DN 0.1', NO TAG
ACCEPTED AS C/L INT TO LOUVE AVE.
AND LA CADENA RD. PER RS 89/77

SURVEYOR'S NOTES

BASIS OF BEARINGS IS TAKEN FROM THE CENTERLINE OF CHASE ROAD AS ESTABLISHED PER R.S. 89/77 BEING N61°01'36"W

- INDICATES FOUND MONUMENT, AS NOTED
 - INDICATES SET 1" IRON PIPE TAGGED LS 3547, FLUSH
 - △ INDICATES SET 8" BOAT SPIKE AND WASHER STAMPED LS 3547
 - () = RECORD PER MB 38/79
 - < > = RECORD PER MB 38/28
 - (()) = RECORD PER RS 89/77
 - ((()) = RECORD PER MB 38/98
 - << >> = RECORD PER PMB 11/53
- THIS TRACT CONTAINS 11.71 ACRES

NOTE:
ALL REAR LOT CORNERS SET WITH 1" IRON PIPE, TAGGED LS 3547
FLUSH UNLESS OTHERWISE NOTED. NAIL AND TAG, MARKED LS 3547
SET IN THE TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.



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

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THIS TRACT CONTAINS 11.71 ACRES

EPIC Engineers
Redlands, CA.

JULY 1999

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	36°44'38"	41.50'	26.61'	13.78'
C2	37°01'50"	41.50'	26.82'	13.90'
C3	10°00'00"	90.00'	15.71'	7.87'
C4	24°42'07"	71.00'	30.61'	15.55'
C5	28°20'16"	71.00'	35.12'	17.92'
C6	10°00'00"	90.00'	15.71'	7.87'
C7	16°22'13"	180.00'	51.43'	25.89'
C8	23°36'06"	180.00'	74.15'	37.61'
C9	07°17'13"	120.00'	15.26'	7.64'
C10	63°08'50"	120.00'	132.26'	73.75'
C11	06°15'08"	120.00'	13.09'	6.55'
C12	49°41'50"	34.50'	29.92'	15.98'
C13	20°42'57"	48.00'	17.35'	8.77'
C14	41°46'41"	48.00'	35.00'	18.32'
C15	19°31'02"	48.00'	16.35'	8.26'
C16	49°41'50"	34.50'	29.92'	15.98'
C17	37°01'50"	41.50'	26.82'	13.90'
C18	36°44'38"	41.50'	26.61'	13.78'
C19	123°18'52"	71.00'	152.81'	131.63'
C20	76°41'11"	180.00'	240.92'	142.38'
C21	76°41'11"	120.00'	160.61'	94.92'
C22	210°00'00"	48.00'	175.93'	
C23	28°14'45"	71.00'	35.00'	17.86'
C24	38°42'20"	71.00'	47.96'	24.94'
C25	03°19'24"	71.00'	4.12'	2.06'
C26	10°25'45"	180.00'	32.76'	16.43'
C27	16°22'13"	180.00'	51.43'	25.89'
C28	09°54'54"	180.00'	31.15'	15.61'
C29	41°54'42"	48.00'	35.11'	18.38'
C30	44°17'56"	48.00'	37.11'	19.54'
C31	41°46'41"	48.00'	35.00'	18.32'
C32	05°16'57"	596.50'	55.00'	27.52'
C33	07°30'56"	596.50'	78.24'	39.18'
C34	07°05'19"	596.50'	73.80'	36.95'
C35	09°07'21"	596.50'	94.97'	47.59'
C36	01°07'43"	596.50'	11.75'	5.87'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S19°06'59"W	21.13'
L2	S19°06'59"W	28.13'
L3	N37°34'10"W	49.26'
L4	N80°46'16"E	26.67'
L5	N76°53'00"E	25.82'
L6	S46°53'00"E	25.82'
L7	N47°34'11"W	7.39'
L8	N47°34'11"W	29.83'

SCALE: 1"=60'

STREET DEDICATION DETAIL

SCALE: 1" = 40'

