

TRACT MAP NO. 29239

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 94 OF THE LANDS OF THE
SOUTHERN CALIFORNIA COLONY ASSOCIATION RECORDED IN BOOK 7, PAGE 3
OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

LINVILLE CIVIL ENGINEERS/LAND SURVEYORS, INC.
RANCHO CUCAMONGA, CA.

RECORDER'S STATEMENT

FILED THIS 28th DAY OF FEB. 2000, AT 8 A.M. IN BOOK
288 OF MAPS, AT PAGES 55-56, AT THE REQUEST OF THE
CITY CLERK.

NO. 2000-070968
FEE \$8.00

GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

BY: S. Ragan, DEPUTY

SUBDIVISION GUARANTEE: ORANGE COAST TITLE COMPANY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND
THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND
COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1999, THAT ALL
MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE
WITHIN (1) YEAR OF THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: OCT. 7, 1999
KENNETH N. LINVILLE, R.C.E. 20300
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 OR 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: DEC 29, 1999

BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Westfeld

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
29239 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION APRIL 8, 1999
AND ANY APPROVED ALTERATION THEREOF; THAT 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 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 HAVE 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. MC GRATH R.C.E 31952
CITY ENGINEER REG. EXPIRES 12-31-00

BY: Richard D. McGrath

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 TRACT NO. 29239

THE EASEMENTS DESIGNATED AS 5 FOOT X 30 FOOT AND 5 FOOT X 14 FOOT P.U.E. ARE HEREBY
ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION
FACILITIES.

LOTS "A" AND "B" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY
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 FORGOING, RESOLUTION WAS ACCEPTED BY THE MAYOR AND
COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF January, 2000.

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

BY: W.A. Correa Assistant

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE
SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS
NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND
RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF
ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5 FOOT X 30
FOOT AND 5 FOOT X 14 FOOT P.U.E.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A"
AND "B" INCLUSIVE.

CLARK NASH LLC

MANAGER

YOUNG HOMES, A CALIFORNIA GENERAL PARTNERSHIP by

Paschel W. Young
PASCHEL W. YOUNG, PRESIDENT, P.W.Y. CORPORATION
PARTNER OF YOUNG HOMES, A CALIFORNIA GENERAL PARTNERSHIP

John R. Young
JOHN R. YOUNG, PRESIDENT, JOHN RANDALL YOUNG CORPORATION
PARTNER OF YOUNG HOMES, A CALIFORNIA GENERAL PARTNERSHIP

Orange Coast Title Company of Riverside as Trustee Under Deed of Trust Recorded
Oct. 13, 1999 as Inst. No. 452302 of Official Records.
by: Hugo M. Tello, Asst. Vice President

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO) s.s.

ON: October 18, 1999, 1999, BEFORE ME, Suzanna M. Colon
PERSONALLY APPEARED PASCHEL W. YOUNG & JOHN R. YOUNG & HUGO M. TELLO
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 AUTHORIZED
CAPACITY(ITIES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

WITNESS MY HAND

Suzanna M. Colon
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN BERNARDINO
COUNTY.

Suzanna M. Colon
(PRINTED NAME)

MY COMMISSION EXPIRES 11/14/00

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY SOILS SOUTHWEST INC. ON MARCH 22, 1999
AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$ 2000.00. *This certificate includes any
supplemental tax assessment not
yet extended.*

DATED: 2-24-2000

PAUL MCDONNELL,
COUNTY TAX COLLECTOR

BY: Soil Ashenbust, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2000.00 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 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: 2-24-2000

GERALD A MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

CASH TAX BOND
PAUL MCDONNELL,
COUNTY TAX COLLECTOR

BY: Soil Ashenbust
DEPUTY

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: 10/27, 1999

JERRY ROGERS
CITY TREASURER

BY: Mr. Cameron

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES
OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO
FEE.

1. RIVERSIDE LAND AND IRRIGATING COMPANY EASEMENT FOR RIGHT OF WAY AND RIGHT OF
ENTRY FOR CONSTRUCTION AND MAINTENANCE OF ALL WATER DITCHES AND INCIDENTAL
PURPOSES PER DEED RECORDED MAY 5, 1884 IN BOOK 37, PAGE 64 OF DEEDS, RECORDS OF
RIVERSIDE COUNTY.
2. SOUTHERN CALIFORNIA TELEPHONE COMPANY EASEMENT FOR THE RIGHT TO TRIM AND
REMOVE OVERHANGING TREE LIMBS ON EACH SIDE OF EXISTING POLE LINES PER DEED
RECORDED FEBRUARY 26, 1942 IN BOOK 533, PAGE 143 OF DEEDS, RECORDS OF RIVERSIDE
COUNTY.

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS
HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP:

1. CITY OF RIVERSIDE EASEMENT FOR RIGHT OF WAY TO INSTALL, MAINTAIN AND REPAIR
POLES, LINES, WIRES AND EQUIPMENT PER DEED RECORDED APRIL 19, 1940 IN BOOK 464,
PAGE 5, AND APRIL 19, 1940 IN BOOK 464, PAGE 7, RECORDS OF RIVERSIDE COUNTY.

DATE DEC 29, 1999

BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Westfeld

May, 1999

TRACT MAP NO. 29239

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 94 OF THE LANDS OF THE
SOUTHERN CALIFORNIA COLONY ASSOCIATION RECORDED IN BOOK 7, PAGE 3
OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

Ties Not Fd. Per F.B. 640/59,
Fd. 4 - C.N. Strads Outside
M.H. Rim Per F.B. L.L10/31-A.
Set Marks on M.H. Lid from
'C' Nail Strads and Accepted
as Centerline Intersection.

LINVILLE CIVIL ENGINEERS/LAND SURVEYORS, INC.
RANCHO CUCAMONGA, CA.

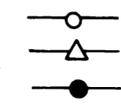
Fd. P.K. Nail, Fits
ties Per F.B. 640/59
Nothing Fd.
Or Set.

CURVE DATA

1	R = 26.00'
	Δ = 53°52'16"
	L = 24.45'
	T = 13.21'
2	R = 103.00'
	Δ = 15°00'00"
	L = 26.97'
	T = 13.56'
3	R = 48.00'
	Δ = 22°11'02"
	L = 18.58'
	T = 9.41'
4	R = 48.00'
	Δ = 82°48'58"
	L = 69.38'
	T = 42.33'
5	R = 48.00'
	Δ = 210°00'00"
	L = 175.93'

ENGINEER'S NOTES

Basis of Bearings:



The centerline of Columbia Avenue as N 61°00'00" W per Tract 3940, M.B. 66/72-73, Riv. Co.

Denotes set 1" Iron Pipe with plastic plug R.C.E. 20300, flush

Denotes set 6" Boat Spike tagged R.C.E. 20300, flush

Denotes found 1/4" iron pipe tagged R.C.E. 862 per tract 3940, M.B. 66/72-73 and tract 3900, M.B. 66/74-75, Riv. Co. unless otherwise shown.

FB

Denotes City of Riverside Field Book.

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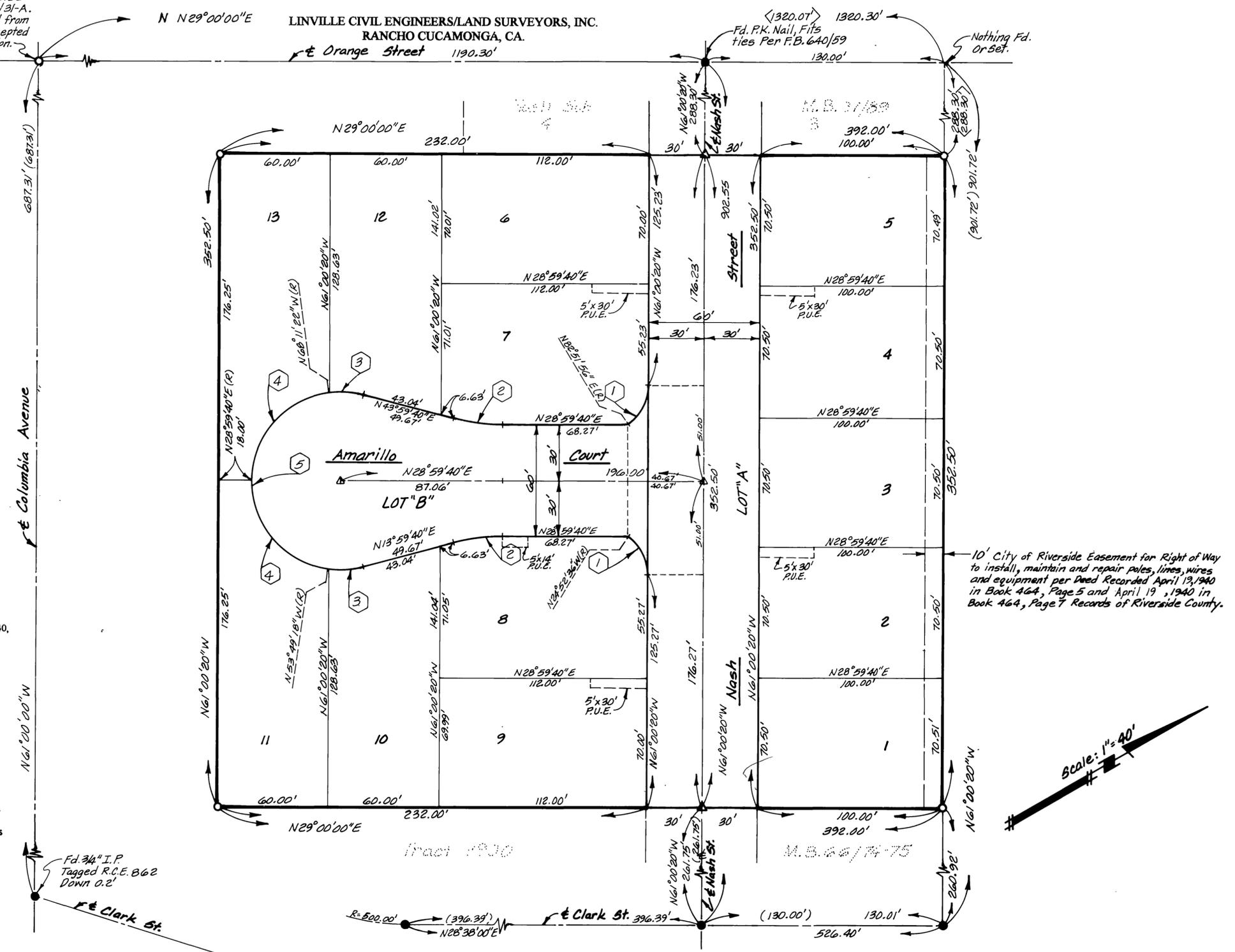
Denotes Record distance per tract 3900, M.B. 66/74-75, Riv. Co.

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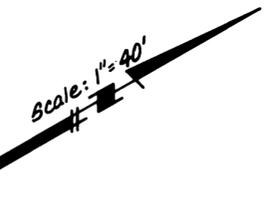
Denotes Record distance per Nash Subdivision, M.B. 37/89, Riv. Co.

Set 1" Iron Pipe with plastic plug R.C.E. 20300 on all rear lot corners and lead and nail tagged R.C.E. 20300 in top of curb on side lot line projection.

This tract contains 3.17 acres



10' City of Riverside Easement for Right of Way to install, maintain and repair poles, lines, wires and equipment per Deed Recorded April 13, 1940 in Book 464, Page 5 and April 19, 1940 in Book 464, Page 7 Records of Riverside County.



M.B. 288/56

M.B. 288/56