

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 30627
PORTION OF LOT 3 IN BLOCK 80 AND A PORTION OF "UN-NAMED STREET"
(KNOWN AS ANNA STREET (VACATED) LYING BETWEEN LOTS 2 AND 3)
OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 20 AND 21
OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
SECTION 2, T. 3 S., R. 5 W., S.B.B.M.

KCT CONSULTANTS, INC.
MAY 2002 RIVERSIDE, CA.

RECORDER'S STATEMENT
FILED THIS 22ND DAY OF MAY 2003,
AT 8 A.M. IN BOOK 334 OF TRACT
MAPS AT PAGES 74-75 AT THE REQUEST OF THE
CITY CLERK, CITY OF RIVERSIDE
FEE: \$9.00
NO. 2003-269367
GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER
BY: [Signature] DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

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 PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT 'A' (VICTORIA AVENUE), AND TO PUBLIC USE THE "10-FOOT MULTI-PURPOSE RECREATIONAL TRAIL EASEMENT" (NON-MOTORIZED).
WE THE OWNERS AND OUR ASSIGNS AND SUCCESSORS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS ON, OVER AND ACROSS VICTORIA AVENUE FROM LOTS 7 THROUGH 10 ADJOINING SAID VICTORIA AVENUE.
WE HEREBY RETAIN LOT "B" (VISTA DE VICTORIA), THE "30 FOOT PRIVATE ACCESS EASEMENT", THE "PRIVATE SEWER EASEMENT" AND THE "PRIVATE DRAINAGE EASEMENTS", ALL AS INDICATED HEREON, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.
WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY PURPOSES, ELECTRICAL ENERGY AND WATER DISTRIBUTION FACILITIES, AND SANITARY SEWER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "B" AND THE "30 FOOT PRIVATE ACCESS EASEMENT", BOTH AS INDICATED HEREON.
WE HEREBY DEDICATE TO PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE 8' P.U.E.'S

JIM GUTHRIE CONSTRUCTION, INC.,
A CALIFORNIA CORPORATION
[Signature]
JIM D. GUTHRIE
PRESIDENT / SECRETARY

TRUSTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE UNDER DEED OF TRUST,
RECORDED AUGUST 7, 2002, INST. NO. 2002-434292, O.R. RIV. CO., CA.
[Signature] [Signature]
Tom Roberts Asst. Vice President Craig B. Goodwin Asst. Sec.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
COUNTY OF RIVERSIDE |
ON 5-5-03 BEFORE ME, LINDA A. THRESS
PERSONALLY APPEARED JIM D. GUTHRIE
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: 10-16-05
NOTARY PUBLIC IN OR FOR SAID STATE
[Signature] LINDA A. THRESS
Comm # 1325687 PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:
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 UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

THOMAS P. EVANS
DIRECTOR OF PUBLIC UTILITIES
DATE: 5/12/03 BY: [Signature]
nm fc

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.
- EASEMENTS AND RIGHTS OF WAY FOR WATER OVER ANNA STREET (VACATED) AS RESERVED IN CITY OF RIVERSIDE RESOLUTION NO. 14919, RECORDED SEPTEMBER 6, 1984 AS INST. NO. 195169, OFFICIAL RECORDS.
 - AN EASEMENT FOR ELECTRIC PURPOSED IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 26, 1955 IN BOOK 1786/146,0.R.

THOMAS P. EVANS
DIRECTOR OF PUBLIC UTILITIES
DATE: 5/12/03 BY: [Signature]
nm fc

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
COUNTY OF RIVERSIDE |
ON May 7th 2003 BEFORE ME, Audra J. Berry
PERSONALLY APPEARED Tom Roberts and
Craig B. Goodwin
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: 12/30/05
NOTARY PUBLIC IN OR FOR SAID STATE
[Signature] Audra J. Berry
Comm # 1386926 PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA | SS
COUNTY OF _____ |
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____
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: _____
NOTARY PUBLIC IN OR FOR SAID STATE

PRINT NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

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 \$ 14,700. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.
DATE: May 9, 2003
PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: [Signature]
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 14,700 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.

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
DATE: _____ BY: _____ DEPUTY
CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR
DATE: May 9, 2003 BY: [Signature] DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 30627; LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.
LOT "B" AND THE "30 FOOT PRIVATE ACCESS EASEMENT" ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE FOR PUBLIC UTILITY PURPOSES, ELECTRICAL ENERGY AND WATER DISTRIBUTION FACILITIES, AND SANITARY SEWER FACILITIES; THE 10-FOOT MULTI-PURPOSE RECREATIONAL TRAIL EASEMENT IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF MULTI-PURPOSE RECREATIONAL TRAILS; THE 8' P.U.E.'S ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, AND THE VEHICULAR ACCESS RIGHTS TO VICTORIA AVENUE ARE HEREBY ACCEPTED AS RELEASED AND RELINQUISHED.
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. I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 20th DAY OF May, 2003.
COLLEEN J. NICOL
CITY CLERK
DATED: 5-21-2003 BY: [Signature]

SIGNATURE OMISSIONS

- IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED, SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE RIVERSIDE TRUST COMPANY, LIMITED, A CORPORATION, RECORDED APRIL 11, 1906 IN BOOK 201 OF DEEDS, PAGE 318.
 - AN EASEMENT FOR ELECTRIC PURPOSED IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 26, 1955 IN BOOK 1786/146,0.R.
 - EASEMENTS AND RIGHTS OF WAY FOR GAS AND TELEPHONE OVER ANNA STREET (VACATED) AS RESERVED IN CITY OF RIVERSIDE RESOLUTION NO. 14919, RECORDED SEPTEMBER 6, 1984 AS INST. NO. 195169, OFFICIAL RECORDS.

SOILS REPORT

AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17943, A PRELIMINARY SOILS REPORT WAS PREPARED ON JANUARY 28, 2003 BY JOHN R. BYERLY, INCORPORATED.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JIM GUTHRIE DEVELOPMENT, A CALIFORNIA CORPORATION IN MAY 2002.
I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. 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 WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

[Signature]
DANIEL J. KIPPER
L.S. 4628
DATE: 5-12-03



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. 30627, WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 15, 2002 AND ANY APPROVED ALTERATIONS 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 THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP 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.
DATE: 5/12/03
THOMAS J. BOYD, CITY ENGINEER
RCE 36170 LIC. EXP. 6/30/04
BY: [Signature]

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT 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.
DATE: 5/12/03
MARK S. BROWN, CITY SURVEYOR
L.S. 5655 LIC. EXP. 9/30/03
BY: [Signature]

CITY TREASURER'S CERTIFICATE

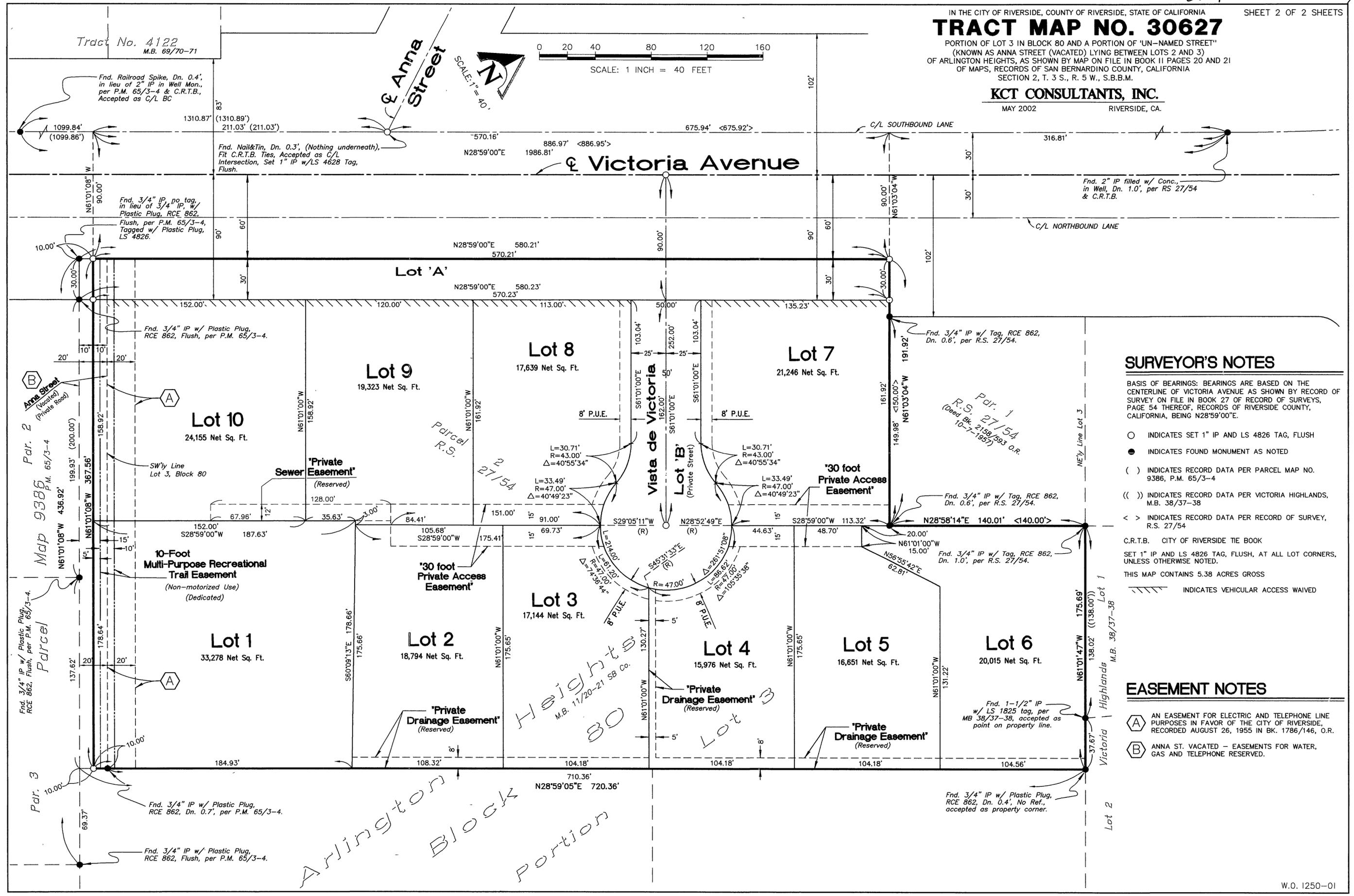
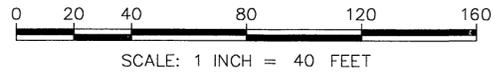
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.
PAUL C. SUNDEEN
CITY TREASURER
DATE: 5/9/03 BY: [Signature]

TRACT MAP NO. 30627

PORTION OF LOT 3 IN BLOCK 80 AND A PORTION OF 'UN-NAMED STREET'
(KNOWN AS ANNA STREET (VACATED) LYING BETWEEN LOTS 2 AND 3)
OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 20 AND 21
OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
SECTION 2, T. 3 S., R. 5 W., S.B.B.M.

KCT CONSULTANTS, INC.
MAY 2002 RIVERSIDE, CA.

Tract No. 4122
M.B. 69/70-71



SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF VICTORIA AVENUE AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 27 OF RECORD OF SURVEYS, PAGE 54 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N28°59'00"E.

- INDICATES SET 1" IP AND LS 4826 TAG, FLUSH
- INDICATES FOUND MONUMENT AS NOTED
- () INDICATES RECORD DATA PER PARCEL MAP NO. 9386, P.M. 65/3-4
- (()) INDICATES RECORD DATA PER VICTORIA HIGHLANDS, M.B. 38/37-38
- < > INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 27/54

C.R.T.B. CITY OF RIVERSIDE TIE BOOK
SET 1" IP AND LS 4826 TAG, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

THIS MAP CONTAINS 5.38 ACRES GROSS
INDICATES VEHICULAR ACCESS WAIVED

EASEMENT NOTES

- (A) AN EASEMENT FOR ELECTRIC AND TELEPHONE LINE PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 26, 1955 IN BK. 1786/146, O.R.
- (B) ANNA ST. VACATED - EASEMENTS FOR WATER, GAS AND TELEPHONE RESERVED.

M.B. 334/75

M.B. 334/75