

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; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES: LOT "A" AND LOT "B". WE HEREBY REQUEST THAT LOT "H" ACCEPTED AS A BARRIER STRIP AS SHOWN ON M.B. 132/6-9 BE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

FURTHER, WE, THE OWNERS AND OUR SUCCESSORS AND ASSIGNS IN INTEREST, RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOT 4 AND 5 ON, OVER, AND ACROSS LA SIERRA AVENUE ADJOINING SAID LOT. WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY AND DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AD "BLANKET P.U.E."

Fouad N. Zacharia
FOUAD N. ZACHARIA

Alicia H. Zacharia
ALICIA H. ZACHARIA

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF Orange } ss
ON THIS 16th DAY OF May, 2003, BEFORE ME, Shannon Bradford,

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FOUAD N. ZACHARIA AND ALICIA H. ZACHARIA, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT.

WITNESS MY HAND.
MY COMMISSION EXPIRES Jan 21, 2004.

NOTARY PUBLIC IN AND FOR SAID STATE
Shannon Bradford
(NAME PRINTED)



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

TRACT NO. 28729

BEING A SUBDIVISION OF A PORTION OF LOT 7 IN BLOCK 65 OF LA SIERRA HEIGHTS TRACT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY. (LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 6 WEST)

FORESIGHT ENGINEERING SANTA ANA, CA. DECEMBER 10, 2002

TAX BOND STATEMENT:

I HERBY STATE THAT A BOND IN THE AMOUNT OF \$ 2,500 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 ALIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 5/16/2003

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND

PAUL McDONNELL
COUNTY TAX COLLECTOR

Matthew Jennings

TAX COLLECTOR'S STATEMENT:

I HERBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LINES AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND SPECIAL ASSESSEMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2,500.

DATED: 5/16/2003

PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: Matthew Jennings

UTILITY EASEMENTS CERTIFICATE:

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

- 1. EASEMENTS IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE TWIN BUTTES WATER COMPANY, ARLINGTON WATER COMPANY, AND CITIZENS DOMESTIC WATER COMPANY, HOLDER OF RIGHTS OF WAY AND WATER RIGHTS PER DOCUMENTS RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS; FEBRUARY 13, 1925 IN BOOK 629, PAGE 218, OF DEEDS, AND IN BOOK 402, PAGE 88, OF DEEDS, ALL OF OFFICIAL RECORDS OF SAID COUNTY.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY: Dieter P. Witzfeld

DATE: JUNE 23, 2003

SOIL REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY PROFESSIONAL ENGINEERS CONSULTING, INC. ON THE 11TH OF SEPTEMBER 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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: 6/23/03

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/03

BY: Mark S. Brown

RECORDER'S STATEMENT

SHEET 1 OF 2

FILED THIS 14th DAY OF July, 2003 AT 8 A.M. IN BOOK 338 OF MAPS AT PAGES 41-42, AT THE REQUEST OF THE CITY CLERK.

NO. 2003-570411
FEE 49.00

GARY L. ORSO
COUNTY CLERK, RECORDER, ASSESSOR

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FOUAD N. ZACHARIA ON 8/12/2002. 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 POSITION INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



Nader J. Qoborsi
NADER J. QOBORSI L.S. 7402
REGISTRATION EXPIRES 12/01/05

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 28729, LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES; THE BARRIER STRIP DESIGNATED AS LOT "H" ON M.B. 132/6-9 IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, THE RELEASED AND RELINQUISHED VEHICULAR ACCESS RIGHTS FROM LOTS 4 AND 5 TO LA SIERRA AVENUE ARE HEREBY ACCEPTED THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES. AND 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 8th DAY OF July, 2003.

COLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE
BY: [Signature]

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 TRACT 28729 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JAN. 22, 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 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 THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION 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: 6/24/03

THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/04
CITY ENGINEER

BY: Thomas Boyd

CITY TREASURER:

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 LINES 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: 6/27/03

PAUL C. SUNDEEN

CITY TREASURER

BY: [Signature]

PUBLIC UTILITIES CERTIFICATE:

I HERBY 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 PARCELS 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: JUNE 23, 2003

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR
BY: Dieter P. Witzfeld VB

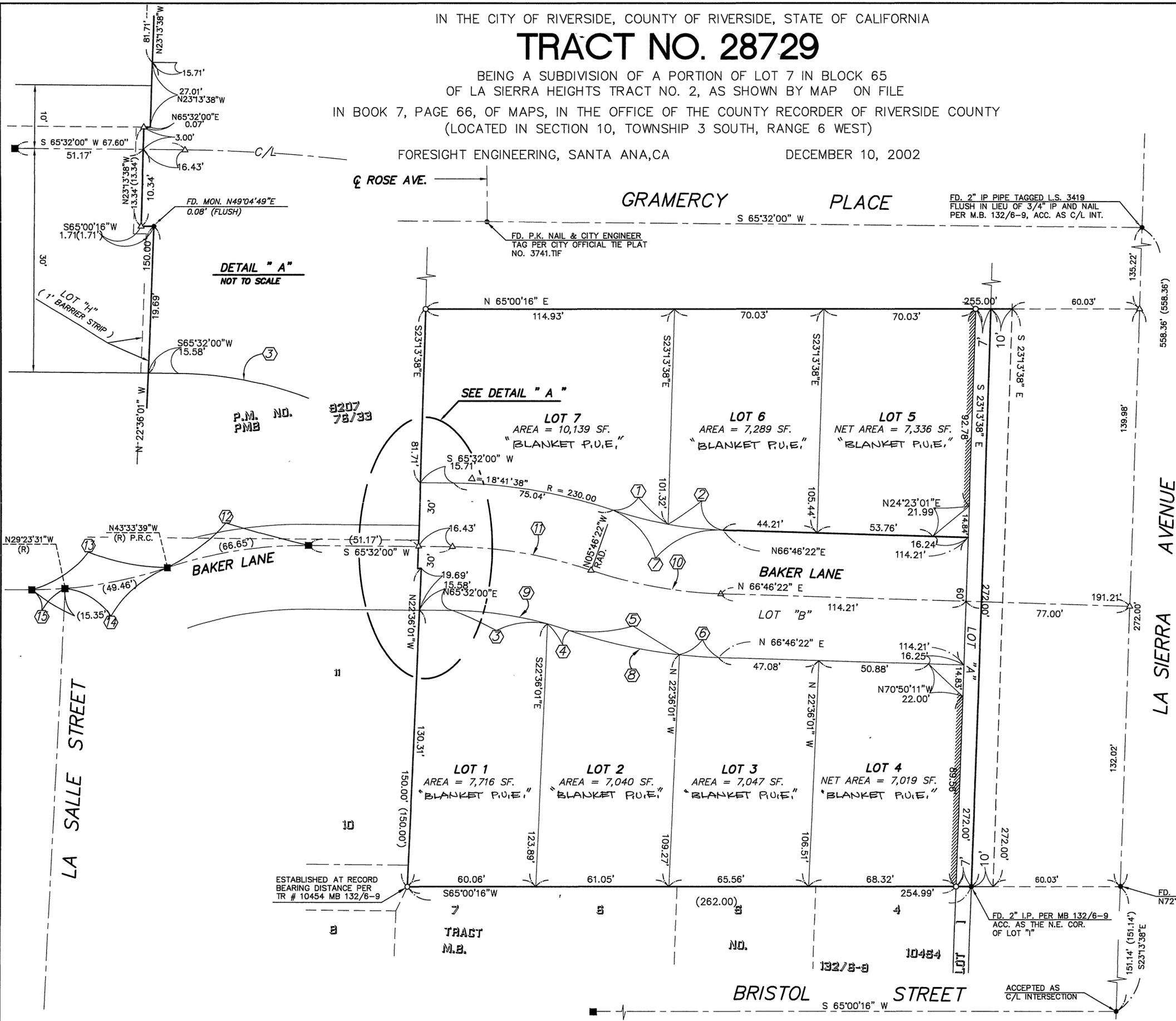
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 28729

BEING A SUBDIVISION OF A PORTION OF LOT 7 IN BLOCK 65
OF LA SIERRA HEIGHTS TRACT NO. 2, AS SHOWN BY MAP ON FILE
IN BOOK 7, PAGE 66, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY
(LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 6 WEST)

FORESIGHT ENGINEERING, SANTA ANA, CA

DECEMBER 10, 2002



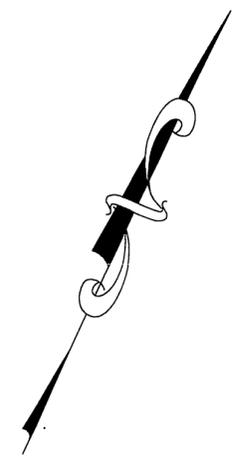
SCALE 1" = 30'

SURVEYOR'S NOTES:

THE BEARING OF N 23°13'38" W OF THE CENTER LINE OF LA SIERRA AVENUE AS SHOWN ON TRACT MAP NO. 10454 MB NO. 132/6-9, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

- INDICATES FOUND 1" I.P., FLUSH, TAGGED L.S. 3419 PER TRACT NO. 10454, M. B. 132/6-9, RIVERSIDE COUNTY, AT LOCATIONS SHOWN.
- INDICATES FOUND 2" I.P., FLUSH, TAGGED L.S. 3419 PER TRACT NO. 10454, M. B. 132/6-9, RIVERSIDE COUNTY, AT LOCATIONS SHOWN, UNLESS OTHERWISE NOTED.
- INDICATES SET 2" O.D.I.P. TAGGED L.S. 7402, FLUSH. 1" O.D.I.P. TAGGED L.S. 7402 SET, FLUSH AT ALL PROPERTY CORNERS.
- △ SET SPIKE & TAG L.S. 7402 FLUSH
- () SET INDICATE RECORD DATA PER TR.10454 UNLESS OTHERWISE NOTED
- ||||| INDICATES VEHICULAR ACCESS RIGHT WAIVED

COURSE DATA				
NO.	Δ	R	L	T
1	8° 43' 48"	170.00'	25.90'	12.98'
2	8° 43' 28"	170.00'	25.89'	12.97'
3	15° 05' 31"	170.00'	44.78'	22.52'
4	03° 36' 07"	170.00'	10.69'	5.35'
5	12° 51' 45"	230.00'	51.63'	25.93'
6	4° 35' 31"	230.00'	18.43'	9.22'
7	17° 27' 16"	170.00'	51.79'	26.10'
8	17° 27' 16"	230.00'	70.07'	35.31'
9	18° 41' 38"	170.00'	55.47'	27.98'
10	17° 27' 16"	200.00'	60.93'	30.70'
11	18° 41' 38"	200.00'	65.25'	32.92'
12	19° 05' 39"	200.00'	66.65'	33.64'
13	18° 33' 55"	200.00'	64.81'	32.69'
14	14° 10' 09"	200.00'	49.46'	24.86'
15	04° 23' 46"	200.00'	15.35'	7.68'



M.B. 338/42

M.B. 338/42