

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

# TRACT NO. 30625

BEING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND A PORTION OF LOT "E" OF PARCEL MAP 10942, ON FILE IN BOOK 69, PAGES 10 & 11 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

RICHARDS MUETING WILKES - PLANNERS & ENGINEERS, RIVERSIDE, CA.

AUGUST 2002

### RECORDER'S STATEMENT

FILED THIS 29<sup>th</sup> DAY OF JULY, 2003, AT 8 AM IN BOOK 339 OF MAPS, AT PAGES 1-3 AT THE REQUEST OF THE CITY CLERK.

NO. 2003-565175

FEE \$11.00

GARY J. ORSO COUNTY ASSESSOR - CLERK - RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE: ORANGE COAST TITLE COMPANY

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ANTHONY JOHNSON ON SEPTEMBER 11, 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 THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: April 21, 2003

[Signature]  
MICHAEL O. MUETING, L.S. 5488  
EXPIRES 9-30-2004



### 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".

WE ALSO HEREBY DEDICATE TO PUBLIC USE TO THE CITY OF RIVERSIDE, FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "7' x 18' P.U.E.", "5' x 35' P.U.E." AND "25' P.U.E."

WE ALSO HEREBY REQUEST THAT IN CONFORMANCE WITH SECTION 66434g OF THE SUBDIVISION MAP ACT,

THAT LOT "D" OF TRACT 21245 ON FILE IN M.B. 191/26-27, ACCEPTED AS A 1' BARRIER STRIP, BE HEREBY ABANDONED, EXCEPT THAT PORTION LYING WESTERLY OF THE NORTHEASTERLY 25' OF LOT "A" OF SAID TRACT 21245.

WE ALSO HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434g OF THE SUBDIVISION MAP ACT:

THE NORTHEASTERLY 25 FEET OF LOT "A" DEDICATED BY TRACT 21245, PER M.B. 191/26-27.

BY: [Signature] BY: [Signature]  
WOODGREEN DEVELOPMENT CO., A LIMITED LIABILITY CORPORATION  
Anthony R. Johnson

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF San Bernardino } SS

ON May 21, 2003, BEFORE ME, Karen Rezendes, Notary Public PERSONALLY APPEARED Anthony R. Johnson PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE PERSON S WHOSE NAME S (S) 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 ENTITY UPON BEHALF OF WHICH THE PERSON S ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND Karen Rezendes MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.  
NOTARY PUBLIC IN AND FOR SAID STATE  
Karen Rezendes MY COMMISSION EXPIRES 4-23-07  
PRINTED NAME

### TRUSTEES STATEMENT

1<sup>ST</sup> CENTENNIAL BANK, TRUSTEE UNDER DEEDS OF TRUST RECORDED MAY 15, 2003 AS INSTRUMENT NO. 2003-352116, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature] [Signature]  
CLIFFORD N. SCHOONVER RONALD REMUND  
SENIOR VICE PRESIDENT AND MANAGER VICE PRESIDENT AND MANAGER  
REAL ESTATE DIVISION

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF San Bernardino } SS

ON May 21, 2003, BEFORE ME, Karen Rezendes, Notary Public PERSONALLY APPEARED Clifford N. Schoonver & Ronald Remund PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE 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 ENTITY UPON BEHALF OF WHICH THE PERSON S ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND Karen Rezendes MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.  
NOTARY PUBLIC IN AND FOR SAID STATE  
Karen Rezendes MY COMMISSION EXPIRES 4-23-07  
PRINTED NAME

### 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 \$2,200. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL ASSESSMENT (S.A.S.) DATED: June 23, 2003 NOT YET EXTENDED.

PAUL MCDONNELL COUNTY TAX COLLECTOR  
BY: [Signature] DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$2,200 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: June 23, 2003

NANCY ROMERO CASH TAX BOND PAUL MCDONNELL COUNTY TAX COLLECTOR  
CLERK OF THE BOARD OF SUPERVISORS  
BY: [Signature] 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: 4-30, 2003

PAUL C. SUNDEEN CITY TREASURER  
BY: [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 ELECTRIC AND WATER 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 30, 2003

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR  
BY: [Signature] #VB

### UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE FINAL MAP.

THE CITY OF RIVERSIDE FOR EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, TOGETHER WITH ALL NECESSARY APPURTENANCIES IN DOCUMENT RECORDED FEBRUARY 11, 1988 AS INSTRUMENT NO. 38135, OFFICAL RECORDS.

THE CITY OF RIVERSIDE "S" P.U.E." EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, RECORDED ON AUGUST 23, 1979 IN P.M.B. 69/10-11.

DATED: JUNE 30, 2003

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR  
BY: [Signature] #VB

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

THE CITY OF RIVERSIDE, OWNER OF A BLANKET AVIGATION EASEMENT PER INSTRUMENT NO. 284356, RECORDED SEPTEMBER 30, 1988, OFFICAL RECORDS.

THE PROPRIETOR OF A VIEN OR LODE TO EXTRACT AND REMOVE HIS ORE, RESERVED IN PATENT RECORDED SEPTEMBER 15, 1908, IN BOOK 5, PAGES(S) 60 OF PATENTS.

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY JOHN R. BYERLY, INC ON JUNE 26, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA SECTION 17953.

### 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. 30625 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 22, 2002, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF THE 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 PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH 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 IMPROVEMENT AND SPECIFYING TIME FOR COMPLETING THE SAME.

DATED: July 1, 2003

[Signature]  
THOMAS J. BOYD RCE 36170, LIC. EXP. 6-30-2004  
CITY ENGINEER

### 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.

DATED: 6/30, 2003

[Signature]  
MARK S. BROWN L.S. 5655, LIC. EXP. 9-30-2003  
CITY SURVEYOR

### 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 NO 30625.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, THE EASEMENTS DESIGNATED AS: "7' x 18' P.U.E.", "5' x 35' P.U.E.", AND "25' P.U.E.". ARE HERE BY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

IN CONFORMANCE WITH SECTION 66434g OF THE SUBDIVISION MAP ACT, THAT LOT "D" OF TRACT 21245 ON FILE IN M.B. 191/26-27, ACCEPTED AS A 1' BARRIER STRIP, BE HEREBY ABANDONED, EXCEPT THAT PORTION LYING WESTERLY OF THE NORTHEASTERLY 25' OF LOT "A" OF SAID TRACT 21245.

THE FOLLOWING STREET AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434g OF THE SUBDIVISION MAP ACT:

THE NORTHEASTERLY 25 FEET OF LOT "A" DEDICATED ON TRACT 21245, M.B. 191/26-27.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING THEIR NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22<sup>nd</sup> DAY OF July, 2003

COLLEEN J. NICHOL CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA  
BY: [Signature]

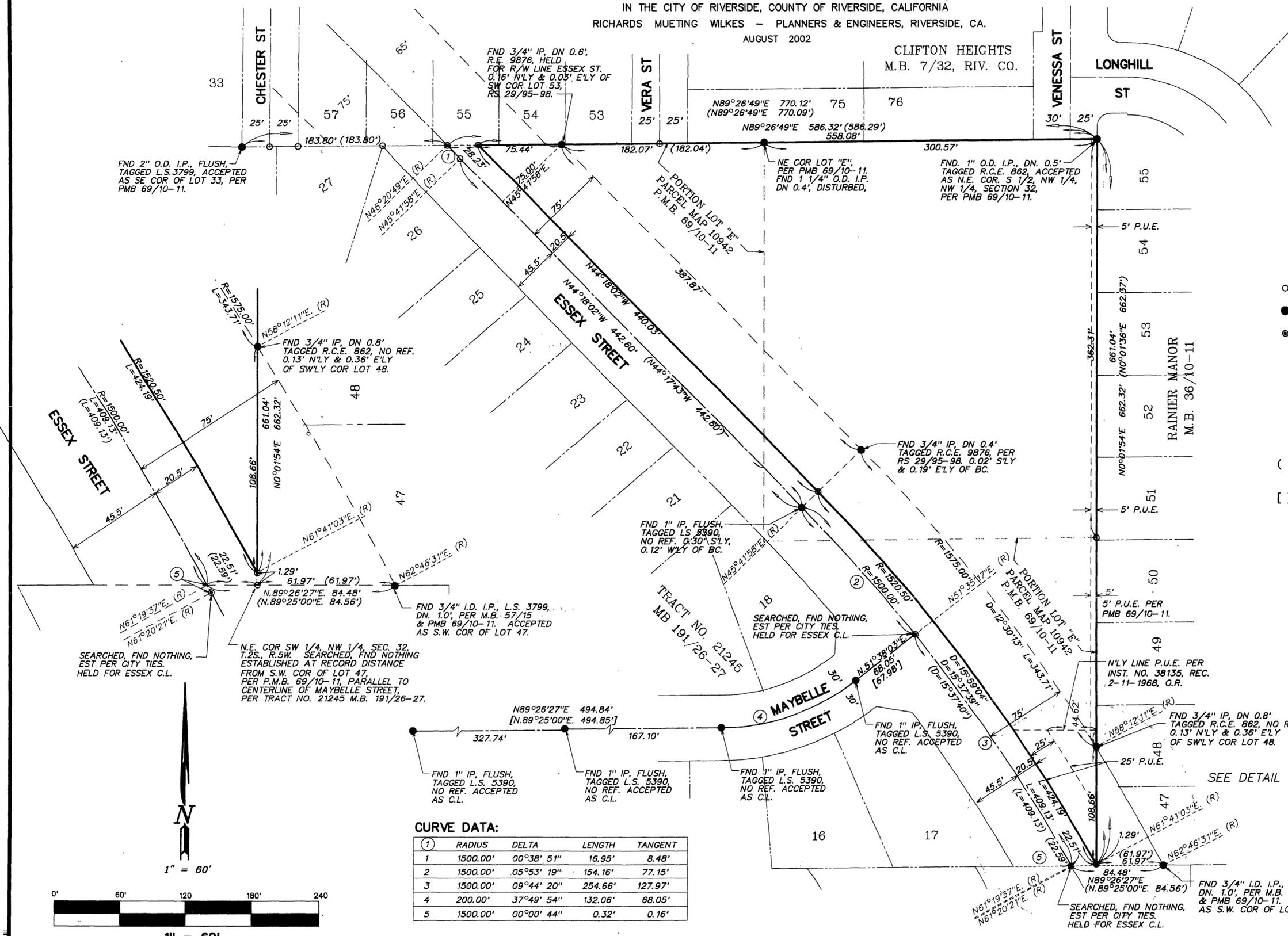
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.

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RICHARDS MUETING WILKES - PLANNERS & ENGINEERS, RIVERSIDE, CA.  
AUGUST 2002

CLIFTON HEIGHTS  
M.B. 7/32, RIV. CO.



**SURVEYOR'S NOTES:**

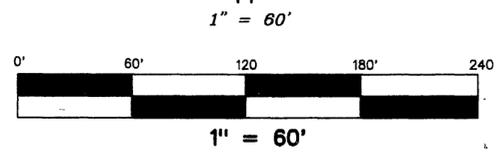
BASIS OF BEARINGS FOR THIS MAP IS THE NORTHERLY LINE OF PARCEL MAP NO. 10942, P.M.B. 69/10-11, RIV. CO. RECORDS. BEING N. 89° 26' 49" E.

- SEARCHED, FOUND NOTHING.
- INDICATED FOUND MONUMENTS AS NOTED.
- ⊙ INDICATES SET 1" I.P. TAGGED "L.S. 5488", FLUSH, UNLESS OTHERWISE NOTED.
- MONUMENT ALL FRONT LOT CORNERS WITH A LEAD PLUG AND TAG "L.S. 5488", 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 A 18"x1" I.D. IRON PIPE TAGGED "L.S. 5488" FLUSH, OR P.K. NAIL TAGGED "L.S. 5488" ON CONCRETE WALL OR FOOTING.
- ( ) INDICATES RECORD DATA PER PARCEL MAP NO. 10942, P.M.B. 69/10-11.
- [ ] INDICATES RECORD DATA PER TRACT MAP NO. 21245, M.B. 191/26-27.

THIS TRACT CONTAINS 3.842 ACRES.

**CURVE DATA:**

①	RADIUS	DELTA	LENGTH	TANGENT
1	1500.00'	00°38' 51"	16.95'	8.48'
2	1500.00'	05°53' 19"	154.16'	77.15'
3	1500.00'	09°44' 20"	254.66'	127.97'
4	200.00'	37°49' 54"	132.06'	68.05'
5	1500.00'	00°00' 44"	0.32'	0.16'



M.B. 339 / 2

M.B. 339 / 2

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

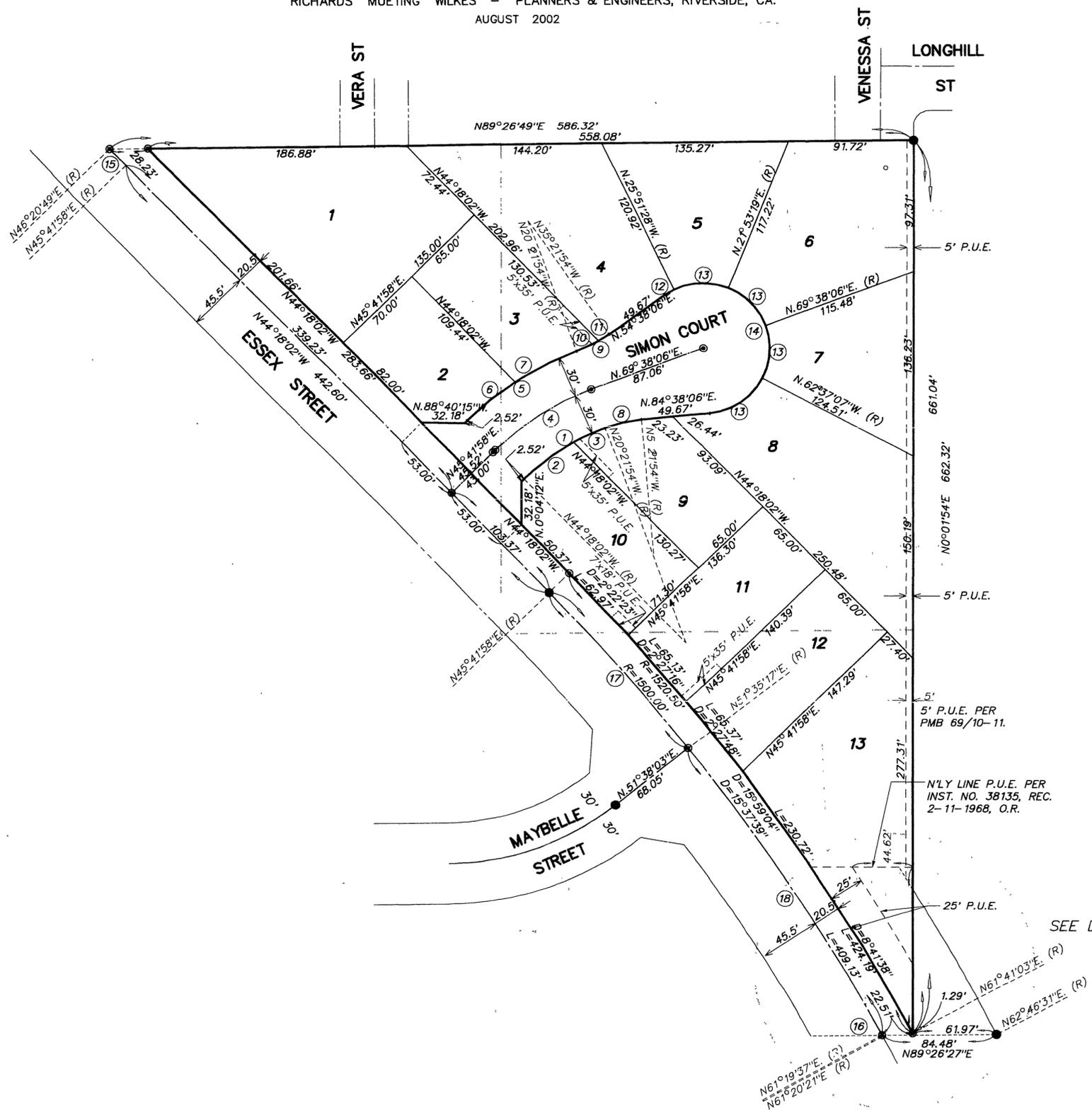
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

RICHARDS MUETING WILKES - PLANNERS & ENGINEERS, RIVERSIDE, CA.  
AUGUST 2002

**CURVE DATA:**

①	RADIUS	DELTA	LENGTH	TANGENT
1	170.00'	23°56' 08"	71.02'	36.03'
2	170.00'	15°20' 33"	45.52'	22.90'
3	170.00'	08°35' 35"	25.50'	12.77'
4	200.00'	23°56' 08"	83.55'	42.39'
5	230.00'	23°56' 08"	96.08'	48.75'
6	230.00'	11°16' 40"	45.27'	22.71'
7	230.00'	12°39' 28"	50.81'	25.51'
8	103.00'	15°00' 00"	26.97'	13.56'
9	103.00'	15°00' 00"	26.97'	13.56'
10	103.00'	09°49' 09"	17.65'	8.85'
11	103.00'	05°10' 51"	9.31'	4.66'
12	48.00'	09°30' 26"	7.96'	3.99'
13	48.00'	47°44' 47"	40.00'	21.24'
14	48.00'	210°00'00"	175.92'	---
15	1500.00'	00°38' 51"	16.95'	8.48'
16	1500.00'	00°00' 44"	00.32'	00.16'
17	1500.00'	05°53' 19"	154.16'	77.15'
18	1500.00'	09°44' 20"	254.66'	127.97'



**SURVEYOR'S NOTES:**

BASIS OF BEARINGS FOR THIS MAP IS THE NORTHERLY LINE OF PARCEL MAP NO. 10942, P.M.B. 69/10-11, RIV. CO. RECORDS. BEING N. 89 26' 49 E.

○ SEARCHED, FOUND NOTHING.

● INDICATED FOUND MONUMENTS AS NOTED.

⊙ INDICATES SET 1" I.P. TAGGED "L.S. 5488", FLUSH, UNLESS OTHERWISE NOTED.

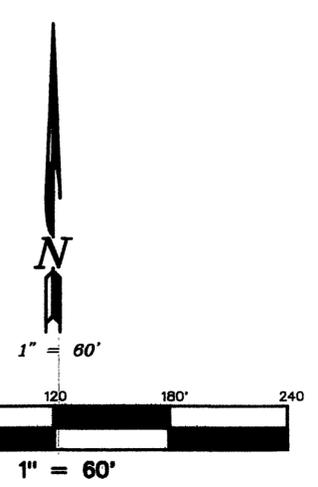
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MONUMENT ALL REAR PROPERTY CORNERS WITH A 18"x1" I.D. IRON PIPE TAGGED "L.S. 5488" FLUSH, OR P.K. NAIL TAGGED "L.S. 5488" ON CONCRETE WALL OR FOOTING.

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M.B. 339 / 3

M.B. 339 / 3