

# TRACT NO. 31028

BEING A PORTION OF LOTS 14, 15, 16 AND 17 OF BLOCK 16 OF THE LANDS OF MOULTON AND PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 13 AND 14, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF BLOCK 69 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, LOCATED WITHIN PORTIONS OF SECTIONS 23, 24, 25 AND 26 OF TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2003

### RECORDER'S STATEMENT

FILED THIS 22<sup>nd</sup> DAY OF January, 2004  
AT 8:00 A.M. IN BOOK 349 OF TRACT  
MAPS, AT PAGE 78-82, AT THE  
REQUEST OF THE RIVERSIDE CITY CLERK.  
NO. 2004-0043947  
FEE \$ 15.00  
GARY ORSO, COUNTY ASSESSOR, CLERK AND  
RECORDER  
BY: Danielle R., DEPUTY

SUBDIVISION GUARANTEE:  
CHICAGO TITLE 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 TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

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

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "3' P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR LANDSCAPING AND SLOPE MAINTENANCE PURRRPOSES, THE EASEMENT DESIGNATED AS "6.5' SLOPE EASEMENT".

**RICHMOND AMERICAN HOMES OF CALIFORNIA, INC.,**  
A COLORADO CORPORATION

Alfredo Ayuyao  
ALFREDO AYUYAO, PRESIDENT

Jon Sasaki  
JON SASAKI, SECRETARY/CHIEF FINANCIAL OFFICER

### 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.

DATE: 11/4, 2003

PAUL C. SUNDEEN  
CITY TREASURER

BY: Paul C. Sundeen

### 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 THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 2,800.

DATED: January 21, 2004

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: Bernice Arnold  
DEPUTY

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2,800 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: \_\_\_\_\_, 2004

CASH TAX BOND  
DATED January 21, 2004

NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_  
DEPUTY

BY: Bernice Arnold  
DEPUTY

### 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 PARCELS AS SHOWN ON THIS MAP; AND THAT THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: NOV 12, 2003

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld  
MM  
JC

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON OCTOBER 12, 2001 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY JOHN R. BYERLY, INC.

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL TRACT MAP NO. 31028.

LOT'S "A", THROUGH "I" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "3' P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.

THE EASEMENT DESIGNATED AS "6.5' SLOPE EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES AND LANDSCAPING.

THE CITY CLERK IS HEREBY AUTHORIZED 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 CITY COUNCIL OF THE CITY OF RIVERSIDE THE 6<sup>th</sup> DAY OF January 2004

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

### 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 31028 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEBRUARY 20, 2003 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 AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE Nov 14 2003

THOMAS J. BOYD  
R.C.E. 36170 LIC. EXP. 6/30/04  
CITY ENGINEER

BY: Thomas Boyd

### 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: 11/13/03

MARK S. BROWN  
L.S. 5655 LIC. EXP. 9/30/05  
CITY SURVEYOR

BY: Mark S. Brown

### 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 MEEKER DEVELOPMENT COMPANY IN SEPTEMBER OF 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 OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 10/10, 2003



Edy P. Adkison

EDY P. ADKISON, L.S. 5390  
EXPIRES: SEPTEMBER 30, 2004

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s.  
COUNTY OF Orange

ON October 7, 2003 BEFORE ME, Sara Koenig, A NOTARY PUBLIC, PERSONALLY APPEARED Alfredo Ayuyao and Jon Sasaki

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

SIGNATURE Sara Koenig



### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s.  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC, 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

SIGNATURE \_\_\_\_\_

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

1. AN EASEMENT FOR FOR PIPELINE AND DITCHES AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF HERBERT BULKLEY PRAED RECORDED MAY 5, 1900 IN BOOK 95, PAGE 79 OF DEEDS.

M.B. 349 / 78

M.B. 349 / 78

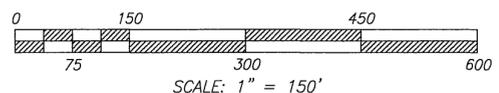
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA

# TRACT NO. 31028

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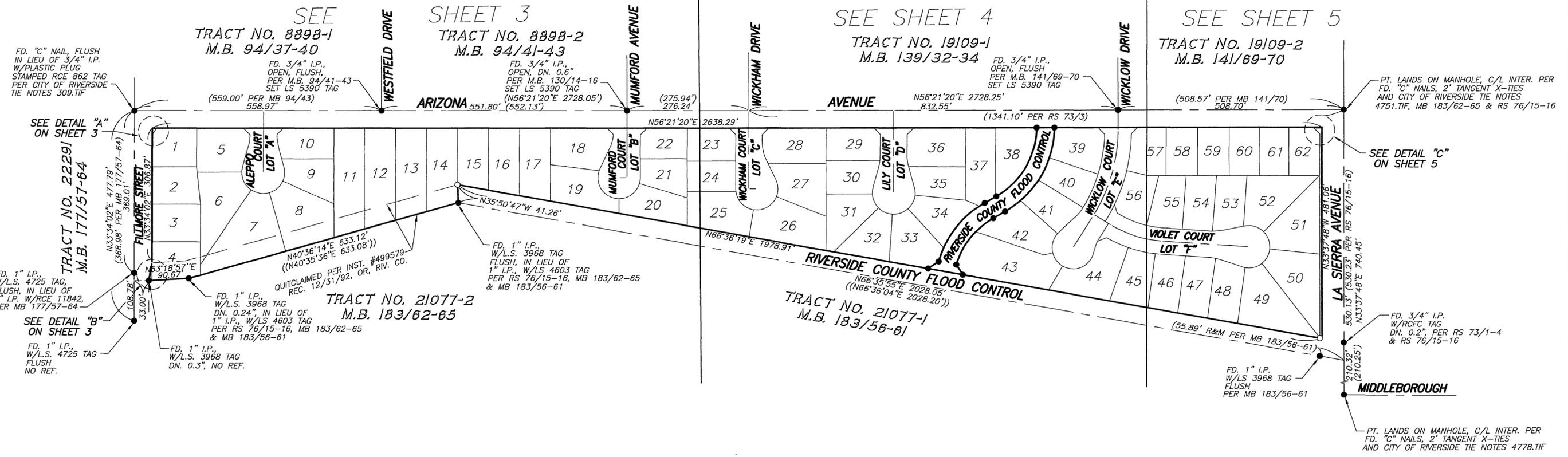
**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2003



### SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS TRACT IS THE CENTERLINE OF ARIZONA AVENUE BEING N56°21'20"E PER R.S. 73/1-4 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THIS TRACT MAP CONTAINS 17.48 ACRES, (GROSS).
3. ● INDICATES FD. 3/4" I.P., W/RCFC TAG, FLUSH, PER R.S. 73/1-4, UNLESS OTHERWISE NOTED.
4. ○ INDICATES SET 1" IRON PIPE TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED.
5. SET 1" IRON PIPE TAGGED LS 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. SET NAIL AND LS 5390 TAG IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES.
7. ( ) INDICATES RECORD DATA PER R.S. 73/1-4, UNLESS OTHERWISE NOTED.
8. (( )) INDICATES RECORD DATA PER TRACT NO. 21077-2, M.B. 183/62-65, UNLESS OTHERWISE NOTED.
9. R&M INDICATES RECORD AND MEASURED DATA



M.B. 349 / 79

M.B. 349 / 79

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

# TRACT NO. 31028

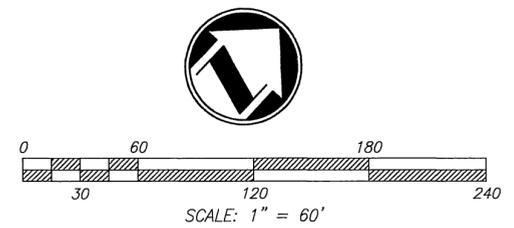
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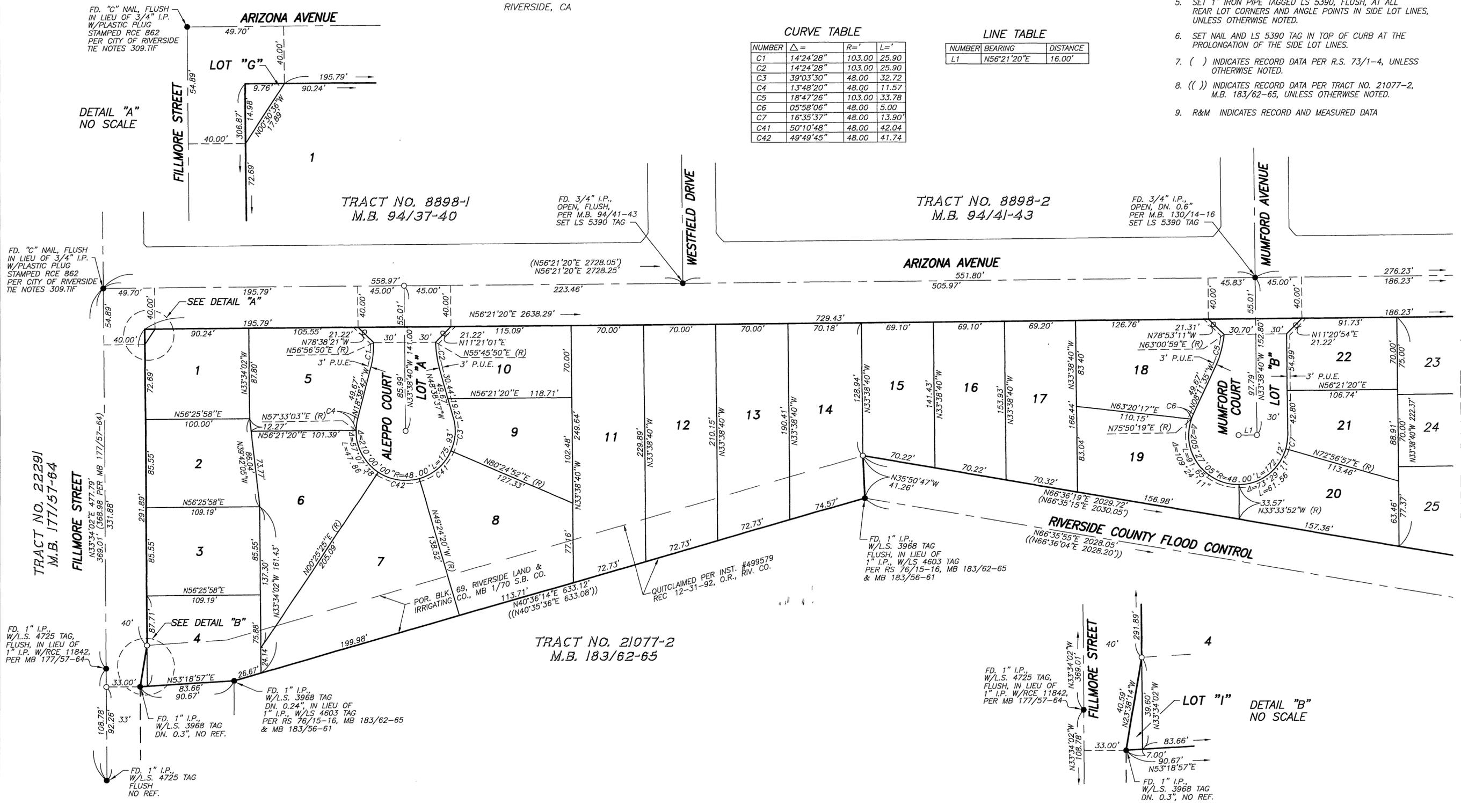


**CURVE TABLE**

NUMBER	Δ =	R =	L =
C1	14°24'28"	103.00	25.90
C2	14°24'28"	103.00	25.90
C3	39°03'30"	48.00	32.72
C4	13°48'20"	48.00	11.57
C5	18°47'26"	103.00	33.78
C6	05°58'06"	48.00	5.00
C7	16°35'37"	48.00	13.90
C41	50°10'48"	48.00	42.04
C42	49°49'45"	48.00	41.74

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N56°21'20"E	16.00'



SEE SHEET 4

M.B. 349/80

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

# TRACT NO. 31028

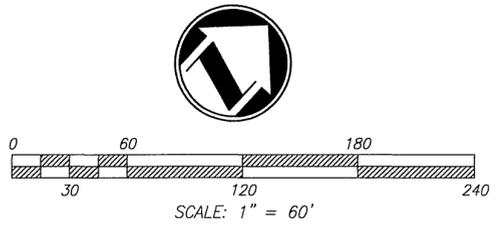
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**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2003

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9. R&M INDICATES RECORD AND MEASURED DATA



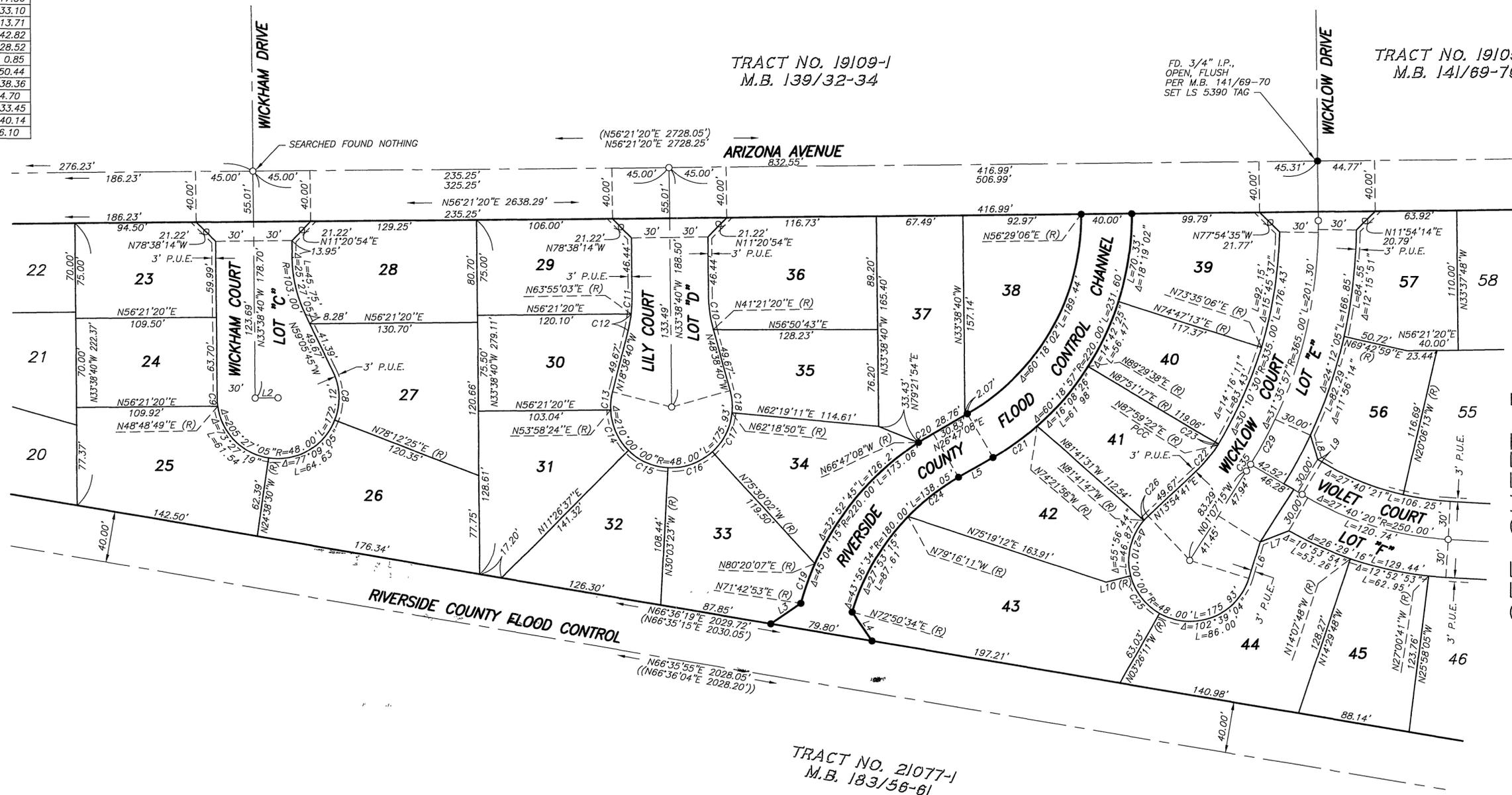
**CURVE TABLE**

NUMBER	Δ=	R=	L=
C8	47°18'10"	48.00	39.63
C9	07°32'31"	48.00	6.32
C10	15°00'00"	103.00	26.97
C11	07°33'50"	103.00	13.60
C12	07°26'17"	103.00	13.37
C13	17°22'56"	48.00	14.56
C14	42°31'35"	48.00	35.63
C15	41°30'00"	48.00	34.77
C16	45°26'39"	48.00	38.07
C17	42°11'08"	48.00	35.34
C18	20°57'30"	48.00	17.56
C19	08°37'14"	220.00	33.10
C20	03°34'16"	220.00	13.71
C21	11°09'06"	220.00	42.82
C22	15°52'03"	103.00	28.52
C23	00°08'42"	335.00	0.85
C24	16°03'19"	180.00	50.44
C25	45°47'40"	48.00	38.36
C26	05°36'32"	48.00	4.70
C28	08°42'41"	220.00	33.45
C29	06°18'05"	365.00	40.14
C35	00°57'25"	365.00	6.10

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L2	N56°21'20"E	16.00'
L3	N22°51'03"E	28.75'
L4	N66°54'09"W	27.36'
L5	N26°47'08"E	30.83'
L6	N16°04'57"W	30.05'
L7	N35°20'13"E	23.46'
L8	N50°11'45"W	20.02'
L9	N87°56'22"E	3.75'
L10	N42°21'29"E	20.00'

SEE SHEET 3



SEE SHEET 5

M.B. 349/81

M.B. 349/81

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

# TRACT NO. 31028

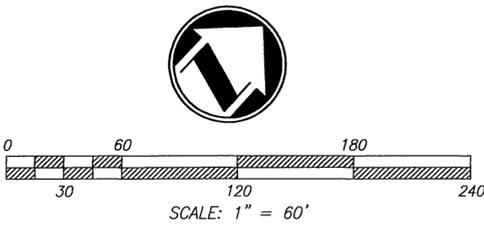
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**adkan**  
ENGINEERS  
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APRIL 2003

### SURVEYOR'S NOTES

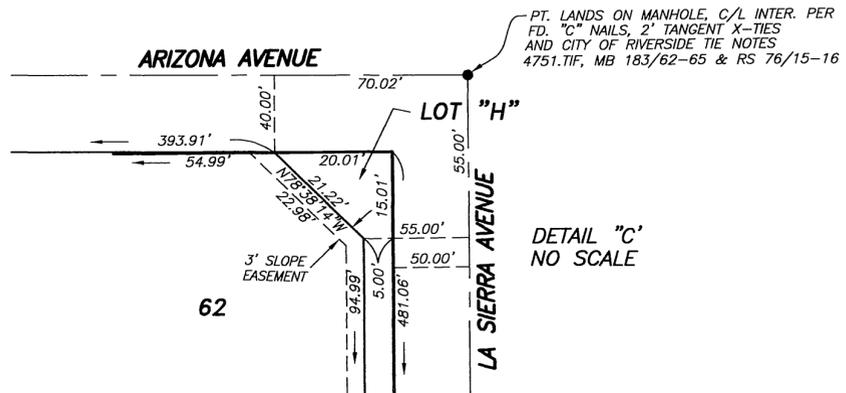
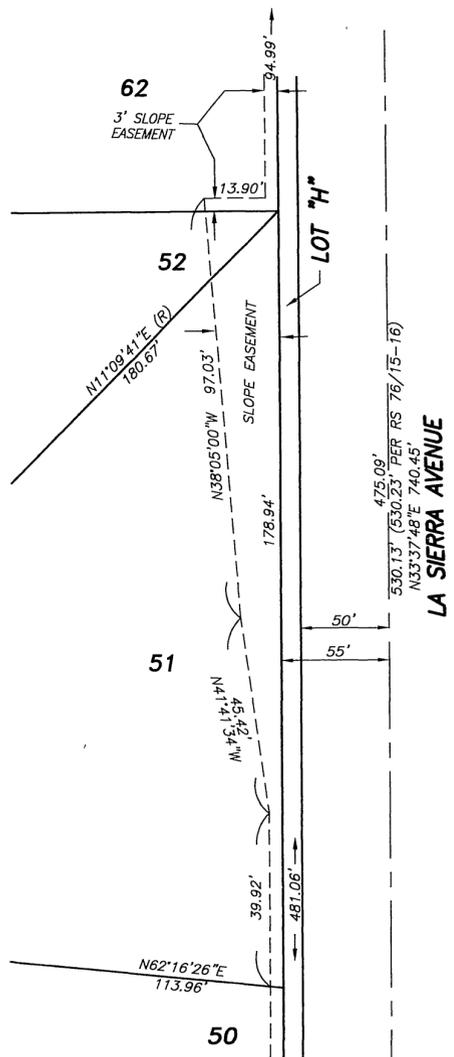
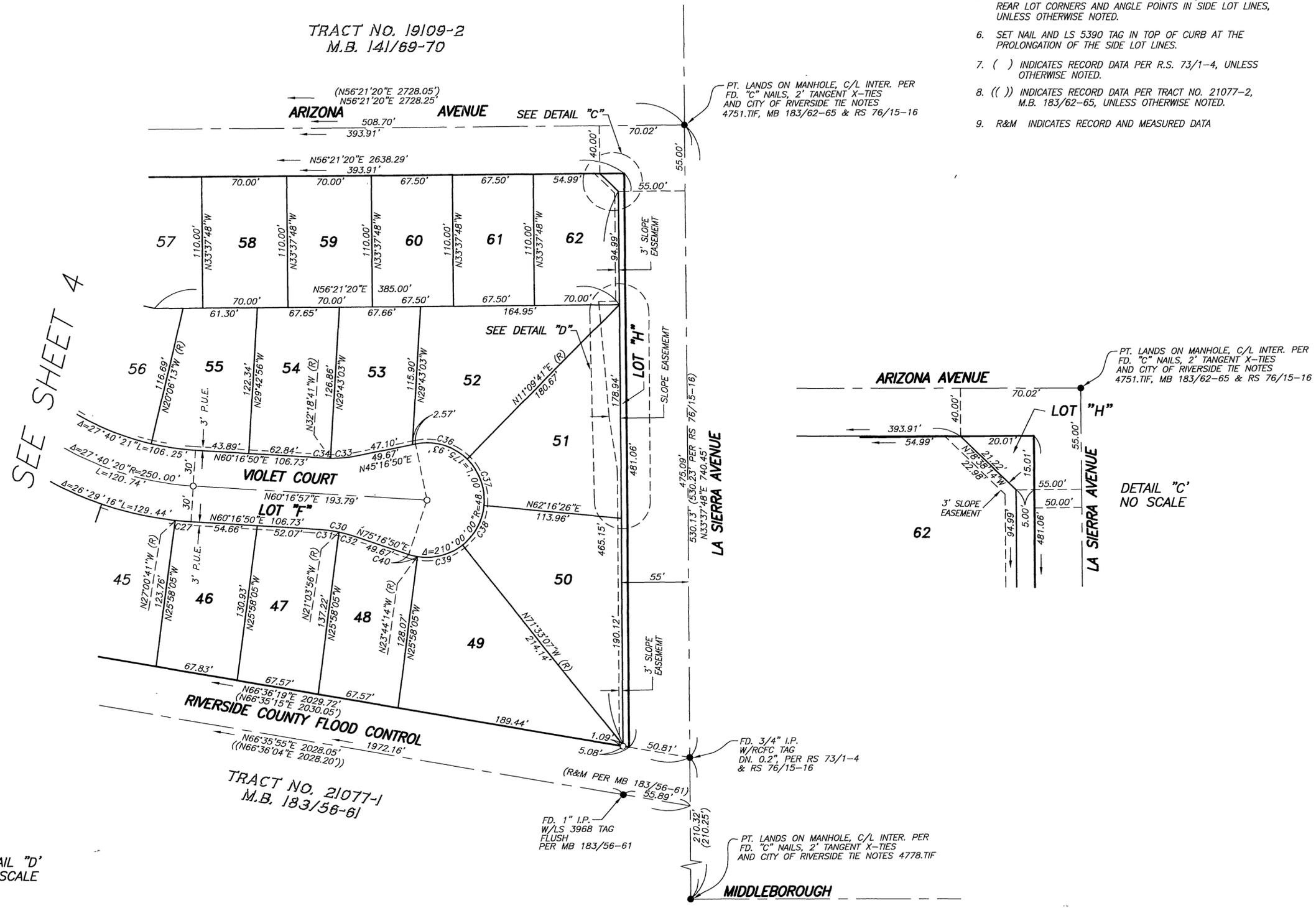
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9. R&M INDICATES RECORD AND MEASURED DATA



**CURVE TABLE**

NUMBER	Δ =	R =	L =
C27	02°42'29"	280.00	13.23
C28	09°36'57"	220.00	36.92
C30	15°00'00"	103.00	26.97
C31	08°39'14"	103.00	15.56
C32	06°20'46"	103.00	11.41
C33	12°24'29"	103.00	22.31
C34	02°35'31"	103.00	4.66
C36	55°52'51"	48.00	46.81
C37	51°06'45"	48.00	42.82
C38	46°10'27"	48.00	38.68
C39	47°48'53"	48.00	40.06
C40	09°01'04"	48.00	7.55

TRACT NO. 19109-2  
M.B. 141/69-70



M.B. 349 / 82

M.B. 349 / 82