

City

365/42

M.B. 365 / 42

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...

Leslie Davidson signature

Pamela Davidson signature

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s. COUNTY OF RIVERSIDE } s.s. ON THIS 26th DAY OF July, 2004, BEFORE ME, Valinda M. Boren...



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s. COUNTY OF RIVERSIDE } s.s. ON THIS ___ DAY OF ___ 2004, BEFORE ME, ___ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED...

SOILS REPORT

A PRELIMINARY SOILS REPORT PROJECT NO. 4040-01 WAS PREPARED FOR THIS SUBDIVISION BY SID GEOTECHNICAL, INC. ON MAY 20, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 32240

BEING A SUBDIVISION OF A PORTION OF LOT 1, BLOCK 13 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS RECORDED IN MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA SEC. 6., T3S, R5W, S.B.M.

IW CONSULTING ENGINEERS, INC. MAY 2004 RIVERSIDE, CA.

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 \$ 3,000

DATED August 2, 2004 PAUL McDONNELL COUNTY TAX COLLECTOR BY Bernice Arnold DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 3,000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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 August 2, 2004 NANCY ROMERO CLERK TO THE BOARD OF SUPERVISORS BY Bernice Arnold DEPUTY

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. 32240.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A" AND MONROE STREET FROM LOTS 4 AND 7 IS HEREBY ACCEPTED.

THE 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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF October, 2004.

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

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

DATED 8/16/04 THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR BY Dieter P. Wintzfeld

RECORDER'S STATEMENT

FILED THIS 8 DAY OF October, 2004, AT 8 A.M. IN BOOK 365 OF PARCEL MAPS AT PAGES 42-43 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

FEE \$ 9.00 NO. 2004-0799654

GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER BY Gary L. Orso DEPUTY SUBDIVISION GUARANTEE: OLD REPUBLIC 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 LESLIE AND PAMELA DAVIDSON, IN MAY 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE 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 ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



DATED 7/23/04 Jeffrey M. Barnes, L.S. 7663 LICENSE EXPIRES 12/31/04

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. 32240 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 20, 2004 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.

DATED 8/6/04 THOMAS J. BOYD RCE 36170 LIC EXP 6/30/06 CITY ENGINEER BY Thomas J. 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.

DATED Aug 23, 2004 MARK S. BROWN L.S. 5655 LIC. EXP. 9/30/05 CITY SURVEYOR BY Mark S. Brown

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 8/5/04 PAUL C. SUNDEEN CITY TREASURER BY Paul C. Sundeen

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CITY

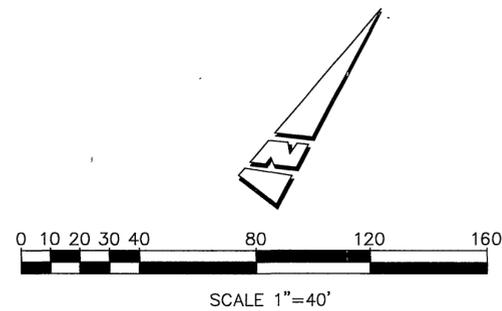
SURVEYOR'S NOTES

BASIS OF BEARINGS - TAKEN FROM THE CENTERLINE OF CALIFORNIA AVENUE BEING N55°56'30"E AS PER MAP OF RIVERSIDE ESTATES UNIT NO. 1 FILED IN BOOK 37, PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- DENOTES FOUND MONUMENTS AS NOTED
- DENOTES FOUND 3/4" I.P. TAGGED LS 2788, DN 0.20', PER M.B. 37/3-4, UNLESS OTHERWISE NOTED
- DENOTES SET 3/4" I.P. TAGGED LS 7663, FLUSH, UNLESS OTHERWISE NOTED
- DENOTES SET 3/4" I.P., FLUSH TAGGED LS 7663 AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, NAIL AND LS 7663 TAG SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- △ DENOTES SET 8" BOAT SPIKE WITH WASHER. TAGGED LS 7663, FLUSH, UNLESS OTHERWISE NOTED

() DENOTES RECORD DATA PER MAP OF RIVERSIDE ESTATES UNIT NO. 1, MB 37/3-4 RIV. CO.
 (R) DENOTES RADIAL BEARING

//// INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
 THIS MAP CONTAINS 1.17 ACRES.



CURVE DATA								
No	MEASURED				RECORD			
	DELTA	RADIUS	LENGTH	TANGENT	DELTA	RADIUS	LENGTH	TANGENT
①	35°22'29"	20.00'	12.35'	6.38'	(35°22'29")	(20.00')	(12.35')	(6.38')
②	93°21'01"	45.00'	73.32'	47.71'	(93°25'34")	(45.00')	(73.38')	(47.77')
③	35°26'13"	45.00'	27.83'	14.38'				
④	57°54'47"	45.00'	45.49'	24.90'				

POTENTIAL LIQUEFACTION

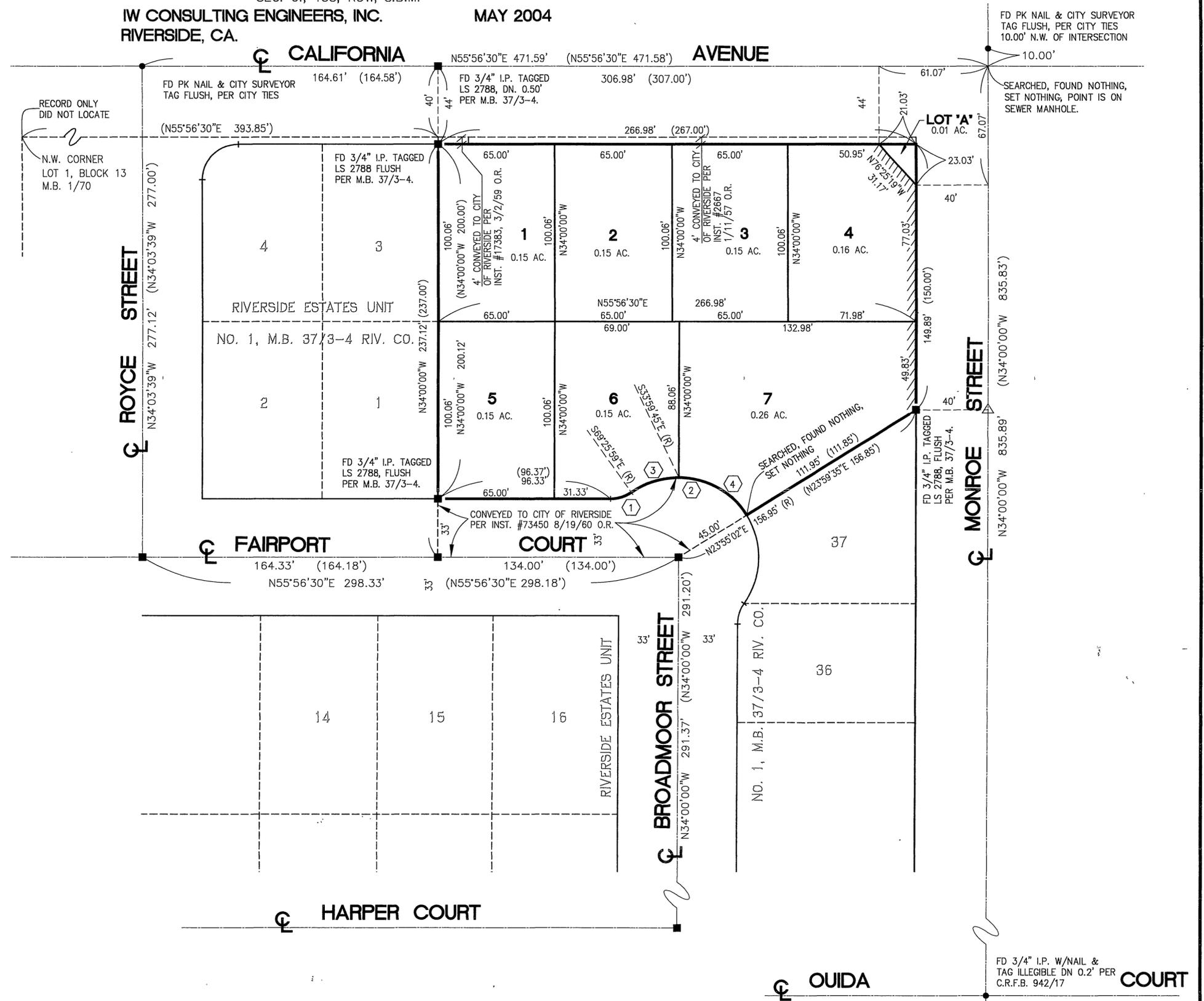
ALL OR A PORTION INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF A BUILDING PERMIT.

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

TRACT NO. 32240

BEING A SUBDIVISION OF A PORTION OF LOT 1, BLOCK 13 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY LANDS AS RECORDED IN MAP BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA SEC. 6., T3S, R5W, S.B.M.

IW CONSULTING ENGINEERS, INC. MAY 2004
 RIVERSIDE, CA.



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