

3/9/2

# CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT MAP NO. 32243 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 30758 FILED IN BOOK 209 OF PARCEL MAPS PAGES 93 THROUGH 95, INCLUSIVE, O.R. SECTION 33 T.2S., R.5W., S.B.M.  
ALBERT A. WEBB ASSOCIATES, RIVERSIDE, CA - CIVIL ENGINEERS MARCH, 2005

## RECORDERS STATEMENT

FILED THIS 17<sup>th</sup> DAY OF October, 2005 AT 8:00 A.M.

IN BOOK 391 OF PARCEL MAPS AT PAGES 22-24 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

FEE: \$11.00

LARRY W. WARD  
COUNTY ASSESSOR-CLERK-RECORDER

NUMBER: 2005-0854739

BY: Dianna Dew  
DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN 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 RAINCROSS SENIOR PARTNERS, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY, ON JUNE 1, 2002. 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: SEPTEMBER 19, 2005

Matthew E. Webb  
MATTHEW E. WEBB, L.S. 5529  
LICENSE EXPIRES SEPTEMBER 30, 2006



## 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 YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_.

DATE: 10/13, 2005

PAUL MCDONNELL,  
COUNTY TAX COLLECTOR

BY: Matth Jensen

## TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ 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.

DATE: \_\_\_\_\_, 2005

NANCY ROMERO,  
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND

DATE: \_\_\_\_\_, 2005

PAUL MCDONNELL,  
COUNTY TAX COLLECTOR

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

## UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

- AN EASEMENT IN FAVOR OF RIVERSIDE WATER COMPANY FOR WATER PIPES, DITCHES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED AUGUST 14, 1985 IN BOOK 42 OF DEEDS, PAGES 294 AND 296, RECORDS OF SAN BERNARDINO COUNTY.
- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR THE TRANSMISSION OF ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1959 AS INSTRUMENT NO. 62745, O.R.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO ON PARCEL MAP 30758, PM 209/93-95 FOR ELECTRIC ENERGY, SEWER FACILITIES, WATERLINE FACILITIES AND STORM DRAIN FACILITIES.

DATED: September 22, 2005

DAVID H. WRIGHT  
PUBLIC UTILITIES DIRECTOR

David H. Wright  
MM NB

## OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

LOT 23 IS TO BE HELD IN COMMON OWNERSHIP AND MAINTAINED IN PERPETUITY BY THE MANAGEMENT ASSOCIATION FOR THE SENIOR HOUSING CAMPUS; NO ADDITIONAL RESIDENTIAL UNITS SHALL BE ALLOWED ON THIS LOT.

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENT WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434 (g) OF THE SUBDIVISION MAP ACT:

AN EASEMENT FOR SANITARY SEWER LINE AND INCIDENTAL RECORDED MAY 22, 1959, AS INSTRUMENT NO. 44521, IN BOOK 2477, PAGE 271, O.R. IN FAVOR OF THE CITY OF RIVERSIDE.

COTTAGES22, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Scott Pancha MANAGING MEMBER

## TRUSTEE

FIRST AMERICAN TITLE, TRUSTEE UNDER DEED OF TRUST RECORDED SEPTEMBER 3, 2004 PER DOCUMENT NO. 2004-0704138, O.R.

Gary Francis  
GARY FRANCIS, ASST. SECRETARY

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) S.S.  
COUNTY OF RIVERSIDE )

ON 9/21/05 BEFORE ME, STEVEN ENDCHS  
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/HEY 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

SM Gray  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

SM GRAY  
(PRINTED NAME)

MY COMMISSION EXPIRES 4/19/2009

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) S.S.  
COUNTY OF RIVERSIDE )

ON 9/21/05 BEFORE ME, GARY FRANCIS  
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/HEY 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

SM Gray  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

SM GRAY  
(PRINTED NAME)

MY COMMISSION EXPIRES 4/19/2009

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY NORCAL ENGINEERING ON JULY 15, 2002, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

AN EASEMENT DEDICATED ON PARCEL MAP NO. 30758, P.M. 209/93-95 FOR AVIGATION AND RIGHT OF FLIGHT AND INCIDENTAL IN FAVOR OF THE PUBLIC.

TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RECIPROCAL EASEMENTS" RECORDED 08/30/2004 AS INSTRUMENT NO. 2004-0685025, O.R.

## 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 32243 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 23, 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.

DATE: 9/21/05

THOMAS J. BOYD  
RCE 36170 LIC. EXP. 6/30/2006  
CITY ENGINEER

BY: Tom 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: 9/27/05

MARK S. BROWN  
L.S. 5655 LIC. EXP. 09/30/2007  
CITY SURVEYOR

BY: Mark 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, EXCEPT FOR THOSE NOTED BELOW.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 9/27/05

PAUL C. SUNDEEN  
CHIEF FINANCIAL OFFICER/TREASURER

BY: Paul C. Sundeen

## 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 32243.

THAT THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434 (g) OF THE SUBDIVISION MAP ACT:

AN EASEMENT FOR SANITARY SEWER LINE AND INCIDENTAL RECORDED MAY 22, 1959, AS INSTRUMENT NO. 44521, IN BOOK 2477, PAGE 271, O.R. IN FAVOR OF THE CITY OF RIVERSIDE.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17<sup>th</sup> DAY OF October, 2005.

DATE: 10-11-05

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen Nicol

## 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 WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP, AND THAT ALL 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: September 22, 2005

David H. Wright  
DAVID H. WRIGHT  
PUBLIC UTILITIES DIRECTOR MM NB

M.B. 391 / 22

M.B. 391 / 22



391/24

CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT MAP NO. 32243**

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 30758 FILED IN BOOK 209 OF PARCEL MAPS PAGES 93 THROUGH 95, INCLUSIVE, O.R. SECTION 33 T.2S., R.5W., S.B.M.  
ALBERT A. WEBB ASSOCIATES, RIVERSIDE, CA - CIVIL ENGINEERS MARCH, 2005

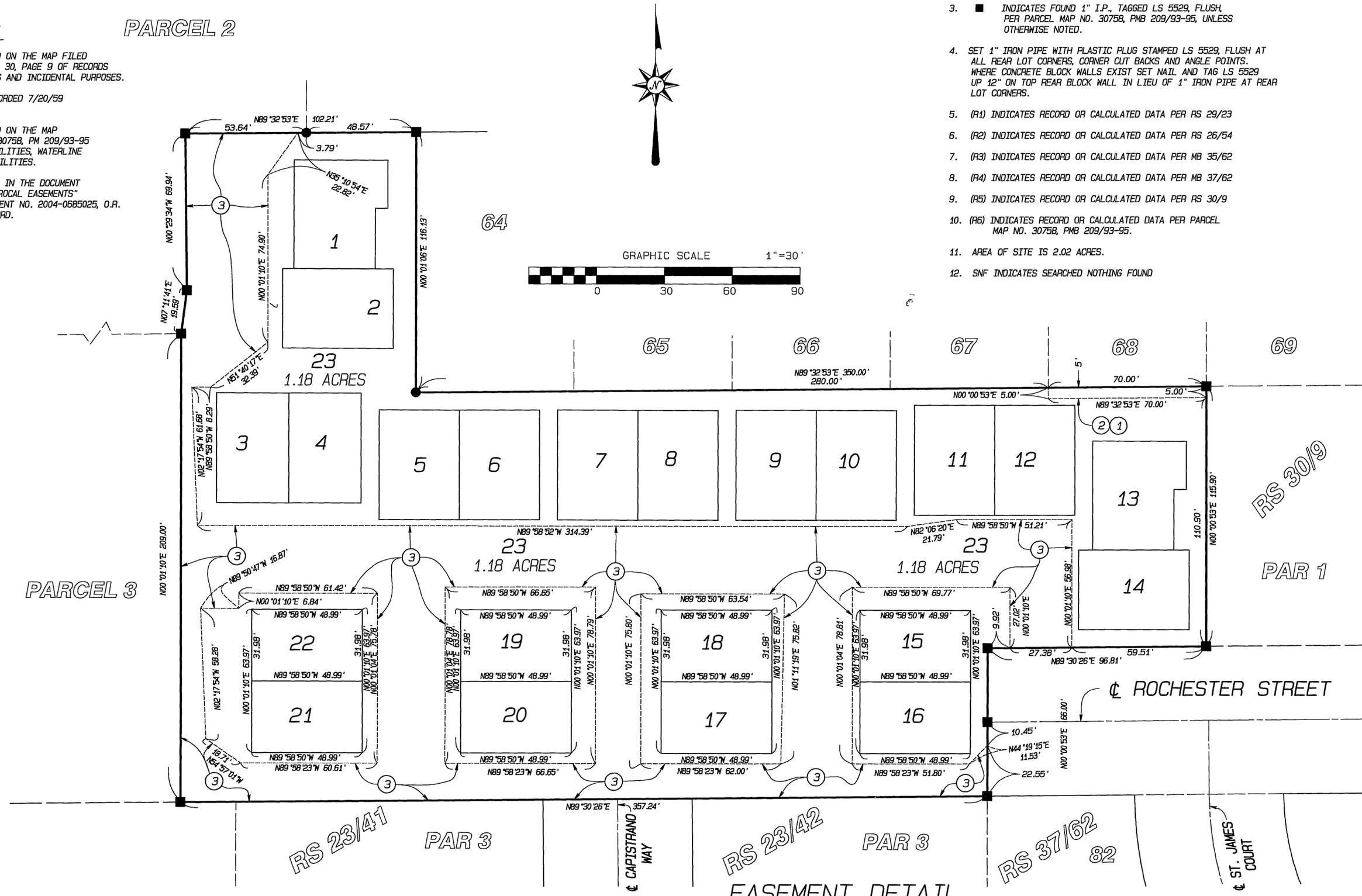
**SURVEYOR'S NOTES**

- BASIS OF BEARINGS IS THE CENTERLINE OF CENTRAL AVENUE TAKEN AS NORTH 89° 32' 30" EAST, AS SHOWN BY RECORD OF SURVEY IN BOOK 26 PAGE 54, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES FOUND 1" I.P., TAGGED LS 5529, FLUSH, PER PARCEL MAP NO. 30758, PMB 209/93-95, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
- (R1) INDICATES RECORD OR CALCULATED DATA PER RS 29/23
- (R2) INDICATES RECORD OR CALCULATED DATA PER RS 26/54
- (R3) INDICATES RECORD OR CALCULATED DATA PER MB 35/62
- (R4) INDICATES RECORD OR CALCULATED DATA PER MB 37/62
- (R5) INDICATES RECORD OR CALCULATED DATA PER RS 30/9
- (R6) INDICATES RECORD OR CALCULATED DATA PER PARCEL MAP NO. 30758, PMB 209/93-95.
- AREA OF SITE IS 2.02 ACRES.
- SNF INDICATES SEARCHED NOTHING FOUND

**EASEMENT NOTES**

**PARCEL 2**

- AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED 07/14/1959 IN BOOK 30, PAGE 9 OF RECORDS OF SURVEY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
- 5' PUBLIC UTILITY EASEMENT RECORDED 7/20/59 AS INST. NO. 62745, O.R.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO ON PARCEL MAP 30758, PM 209/93-95 FOR ELECTRIC ENERGY, SEWER FACILITIES, WATERLINE FACILITIES AND STORM DRAIN FACILITIES.
- TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RECIPROCAL EASEMENTS" RECORDED 08/30/2004 AS INSTRUMENT NO. 2004-0685025, O.R. CANNOT BE DETERMINED FROM RECORD.



**EASEMENT DETAIL**  
SCALE: 1" = 30'

MB. 391 / 24

MB. 391 / 24