

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

TRACT No. 31825

BEING A SUBDIVISION OF A PORTION OF LOTS 66 AND 75 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. (LOCATED IN SECTION 13, T. 2 S., R. 5 W., S.B.M.)

FORKERT ENGINEERING & SURVEYING, INC. FEBRUARY 2007
HUNTINGTON BEACH, CA.

RECORDER'S STATEMENT
FILED THIS 13th DAY OF June 2007
AT 8:00 AM IN BOOK 422 OF MAPS AT
PAGES 57-58 AT THE REQUEST OF THE
CITY CLERK OF THE CITY OF RIVERSIDE
FEE \$ 9.00
NUMBER 2007-0385210

LARRY W. WARD
COUNTY ASSESSOR/CLERK/RECORDER
BY: Arini A. Smith
DEPUTY

SUBDIVISION
GUARANTEE: FIRST AMERICAN TITLE CO.

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.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT A AND LOT B.

WE RESERVE TO OURSELVES, SUCCESSORS, ASSIGNEES AND ALL LOT OWNERS WITHIN THIS SUBDIVISION FOR DRAINAGE PURPOSES, THE EASEMENT DESIGNATED AS "3' DRAINAGE EASMT." WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENT DESIGNATED AS "3' P.U.E."

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, VEHICULAR AND PEDISTRIAN ACCESS RIGHTS TO LOT "A", ORANGE STREET, FROM LOT 1.

[Signature]
TY HURTADO

[Signature]
AZIZ SAID

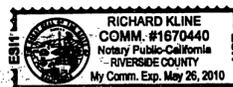
TRUSTEE

HENSEL FINANCIAL, INC., A CALIFORNIA CORPORATION AS TRUSTEE UNDER DEED OF TRUST RECORDED APRIL 8, 2005 AS DOCUMENT NO. 2005-0276334 OF OFFICIAL RECORDS.

SIGNATURE [Signature]
PRINT NAME DONALD D. HENSEL
TITLE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS



ON Feb. 15 2007, BEFORE ME, Richard Kline NOTARY PUBLIC, PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR PROVIDED 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 ON THE INSTRUMENT THE PERSON(S) OF THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND MY COMMISSION AND EXPIRATION 1670440 5-26-2010
SIGNATURE Richard Kline PRINT Richard Kline
MY PRINCIPLE PLACE OF BUSINESS IS Orange Co, CA

TRUSTEE NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS SAN DIEGO

ON Feb 16 2007, BEFORE ME, MARIE R. WILKE NOTARY PUBLIC, PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR PROVIDED 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 ON THE INSTRUMENT THE PERSON(S) OF THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND MY COMMISSION AND EXPIRATION #1517240 10-02-2008
SIGNATURE [Signature] PRINT MARIE R. WILKE
MY PRINCIPLE PLACE OF BUSINESS IS OCESIDE, CALIFORNIA

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.

DAVID H. WRIGHT,
PUBLIC UTILITIES GENERAL MANAGER

DATE: March 7, 2007 BY: [Signature]
DM

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 31825.

LOT A AND LOT B ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

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.

THE EASEMENT DESIGNATED AS "3' P.U.E." IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A", ORANGE STREET, FROM LOT 1 IS HEREBY ACCEPTED.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE.

DATE: March 20, 2007 COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: [Signature]

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

NONE

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

DATE: 3/19, 2007 PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER / TREASURER
BY: [Signature]

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 \$ 10,400

DATE: June 7, 2007 PAUL McDONNELL,
COUNTY TAX COLLECTOR
BY: Keisten MacGillis

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 10,400 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: _____, 2007 NANCY ROMERO,
CLERK OF THE BOARD OF SUPERVISORS
BY: _____

CASH TAX BOND
DATE: June 7, 2007 PAUL McDONNELL,
COUNTY TAX COLLECTOR
BY: Keisten MacGillis

UTILITY EASEMENT STATEMENT

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

THE CITY OF RIVERSIDE BEING SUCCESSOR IN INTEREST TO AN EASEMENT GRANTED TO RIVERSIDE CANAL COMPANY FOR THE REASONS SHOW BELOW. AND THE RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.

PURPOSE: WATER PIPES, DITCHES, AND OTHER CONDUITS
RECORDED: AUGUST 14, 1885 IN BOOK 42, PAGES 294 AND 296 OF DEEDS, SAN BERNARDINO COUNTY RECORDS.

DATE: April 7, 2007 BY: [Signature]
DAVID H. WRIGHT
PUBLIC UTILITIES GENERAL MANAGER

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 31825 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEBRUARY 5, 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: 3/19, 2007 THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/08
CITY ENGINEER
BY: [Signature]



CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 3/19, 2007 MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/07
CITY SURVEYOR
BY: [Signature]



SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY THE SOIL GUYS ON APRIL 5, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 AZIZ SAID ON JUNE 17, 2005. 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.

[Signature]
MICHAEL A. FORKERT, L.S. NO. 5662
MY REGISTRATION EXPIRES 9-30-07



Ty Hurtado and Aziz Said
Donna D. Hensel

M.B. 422 / 57

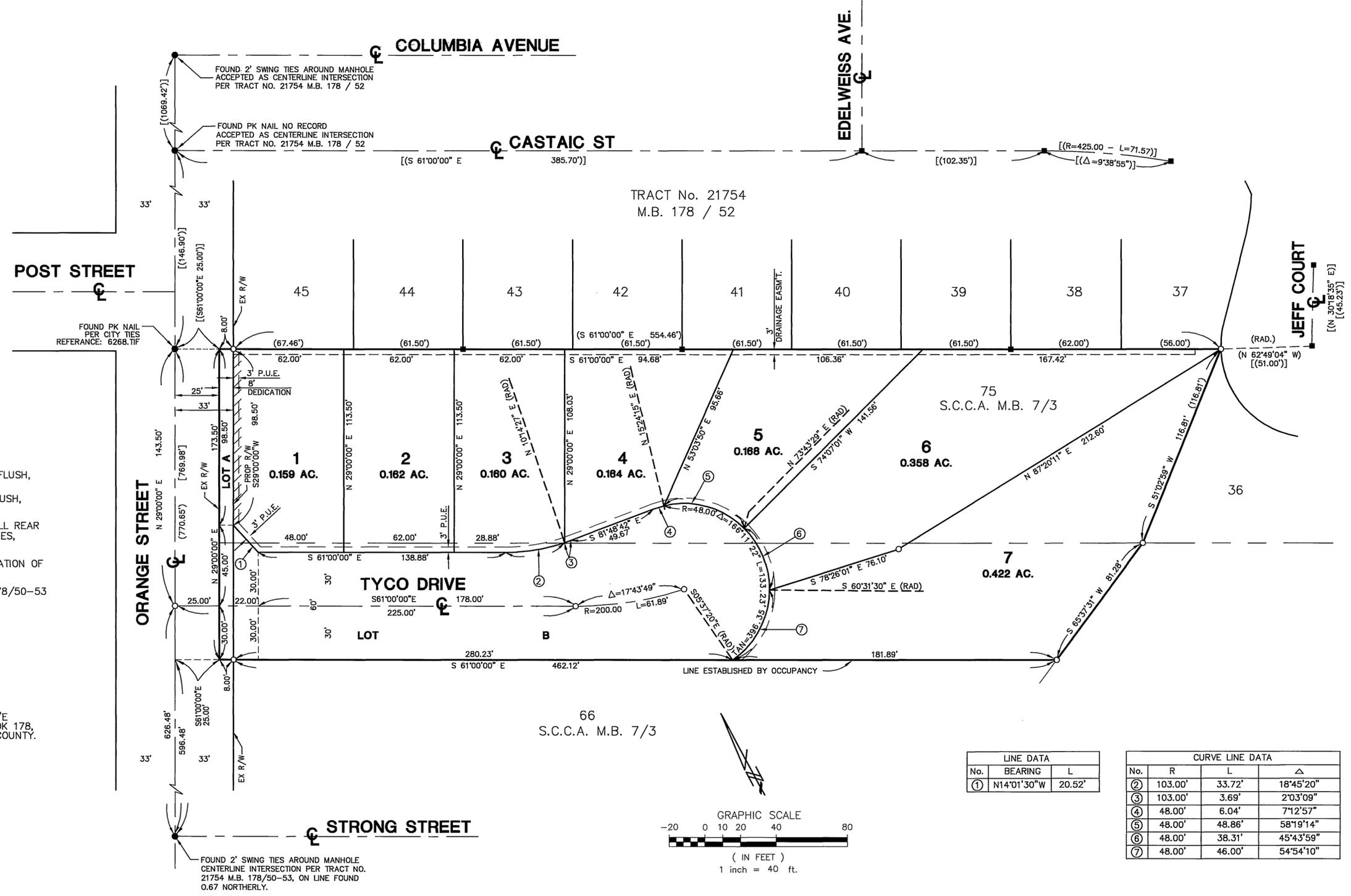
M.B. 422 / 57

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

TRACT No. 31825

BEING A SUBDIVISION OF A PORTION OF LOTS 66 AND 75 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. (LOCATED IN SECTION 13, T. 2 S., R. 5 W., S.B.M.)

FORKERT ENGINEERING & SURVEYING, INC. HUNTINGTON BEACH, CA. FEBRUARY 2007



SURVEYORS NOTES:

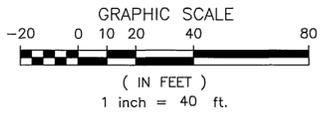
- INDICATES FOUND MONUMENT AS INDICATED.
- INDICATES FOUND 1" IRON PIPE & TAG L.S. 4131 FLUSH, PER TRACT NO. 21754, M. B. 178/50-53.
- INDICATES SET 1" IRON PIPE & TAG L.S. 5662, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE & TAG L.S. 5662, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL & TAG L.S. 5662 IN CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.
- () INDICATES RECORD PER TRACT No. 21754, M.B. 178/50-53
- [] INDICATES MEASURED
- INDICATES VEHICULAR ACCESS RIGHTS WAIVED.
- ACREAGE: 1.96 AC.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ORANGE STREET, BEING N29°00'00"E PER THE MAP OF TRACT NO. 21754, FILED IN BOOK 178, PAGES 50 THROUGH 53, RECORDS OF RIVERSIDE COUNTY.

LINE DATA		
No.	BEARING	L
①	N14°01'30"W	20.52'

CURVE LINE DATA			
No.	R	L	Δ
②	103.00'	33.72'	18°45'20"
③	103.00'	3.69'	2°03'09"
④	48.00'	6.04'	7°12'57"
⑤	48.00'	48.86'	58°19'14"
⑥	48.00'	38.31'	45°43'59"
⑦	48.00'	46.00'	54°54'10"



M.B. 422 / 58

M.B. 422 / 58