

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; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

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

WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED "10' P.U.E."

WE HERBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, THE EASEMENTS DESIGNATED AS WATER COURSE EASEMENTS. THESE EASEMENTS AREAS ARE SUBJECT TO PERIODIC FLOODING AND ACCOMPANYING HAZARDS AND SHOULD BE KEPT FREE FROM PARTICULAR STRUCTURES OR IMPROVEMENTS THAT MAY ENDANGER LIFE OR PROPERTY OR SIGNIFICANTLY RESTRICT THE CARRYING CAPACITY OF THE WATER COURSE, AND WHICH USES AND LIMITATIONS ARE FURTHER DEFINED IN SECTION 19.51 OF THE RIVERSIDE MUNICIPAL CODE. FURTHERMORE, THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE WATER COURSE EASEMENTS.

SANTA ROSA DEVELOPERS LIMITED PARTNERSHIP

Jeff D., President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA IS.S. COUNTY OF RIVERSIDE

ON 3-6-01 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JEFF TROESH

() PERSONALLY KNOWN TO ME - OR - () PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON (S) WHOSE NAMES (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 SIGNATURES (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. MY COMMISSION EXPIRES 5-18-02.

Nancy L. Wayson

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAPACITY CLAIMED BY SIGNER

() INDIVIDUAL (S) () PARTNER(S) () ATTORNEY-IN-FACT () TRUSTEE (S) () SUBSCRIBING WITNESS () GUARDIAN/CONSERVATOR () CORPORATE: OFFICER (S): () OTHER SIGNER IS REPRESENTING: NAME OF PERSON (S) OR ENTITY (IES)

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SIGNATURE OMISSIONS

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

AN EASEMENT FOR PIPELINE PURPOSES, IN FAVOR OF BURTON F. BRADLEY, IN INSTRUMENT RECORDED DECEMBER 13, 1907 IN BOOK 254 PAGE 135 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR STORM DRAIN FACILITIES, IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED NOVEMBER 23, 1988 AS INSTRUMENT NO. 343847, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR SLOPE PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED NOVEMBER 23, 1988 AS INSTRUMENT NO. 343848, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

TRACT NO. 29612

BEING A DIVISION OF A PORTION OF LOT 2 OF HORTON'S SUBDIVISION ON FILE IN BOOK 3 PAGE 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

INTEGRA ENGINEERING INC. FEBRUARY, 2000 SAN BERNARDINO, CA.

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 22,800.00 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: 4/17 2001

CASH TAX BOND PAUL McDONNELL

GERALD A MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: DEPUTY

BY: Magui Rogan DEPUTY

TAX COLLECTOR STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$ 22,800.

DATED: 3-16 2001

PAUL Mc DONNELL COUNTY TAX COLLECTOR

BY: Paul Lishenhut

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 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: 4-19 2001

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED: 4/18 2001

PAUL C. SUNDEEN CITY TREASURER

BY: UA Hansen

UTILITIES EASEMENTS

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

A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS, RECORDED AUGUST 14, 1885 IN BOOK 42 PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

DATED: 4-19 2001

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld

RECORDER'S STATEMENT

FILED THIS 7TH DAY OF June 2001 AT 8:00 A.M. IN BOOK 304 OF PARCEL MAPS, AT PAGES 58-59 AT THE REQUEST OF THE CITY CLERK. NUMBER 2001-255057 FEE \$8.00 GARY L. ORSO - COUNTY ASSESSOR - CLERK - RECORDER

BY: A. Rodin DEPUTY SUBDIVISION GUARANTEE BY BENEFIT LAND TITLE INSURANCE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY, 2000; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN 1 YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 3-6 2001



BY: John R. Dawson JOHN R. DAWSON L.S. NO. 3547 (L.S. EXPIRES JUNE 30, 2004)

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 MAP NO. 29612, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS.

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

THE EASEMENT DESIGNATED AS 10' P.U.E. IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

THE EASEMENTS DESIGNATED "WATER COURSE EASEMENT" ARE HEREBY ACCEPTED FOR WATER COURSE AND DRAINAGE PURPOSES, AND 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF June 2001.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen Nicol CITY CLERK

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 29612 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON APRIL 20, 2000 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS AND DRAINAGE WORKS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD 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 ACCORD 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: 5-23 2001

RICHARD D. McGRATH, R.C.E. 31952 CITY ENGINEER, LIC. EXP. 12-31-04

BY: Richard D. McGrath

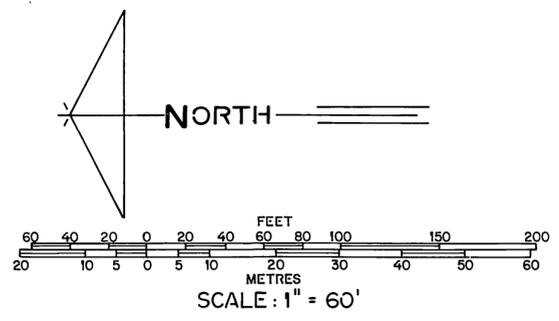
M.B. 304 / 58

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

TRACT NO. 29612

BEING A DIVISION OF A PORTION OF LOT 2 OF HORTON'S SUB-DIVISION ON FILE IN BOOK 3 PAGE 20 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

INTEGRA ENGINEERING INC. FEB, 2000
SAN BERNARDINO, CA.



SURVEYOR'S NOTES

Basis of Bearings for this survey is the centerline of BISHOP PLACE as shown by Map on file in Book 229 of Maps at pages 58-59 Official Records of Riverside County, California, being N. 89° 57' 25" W.

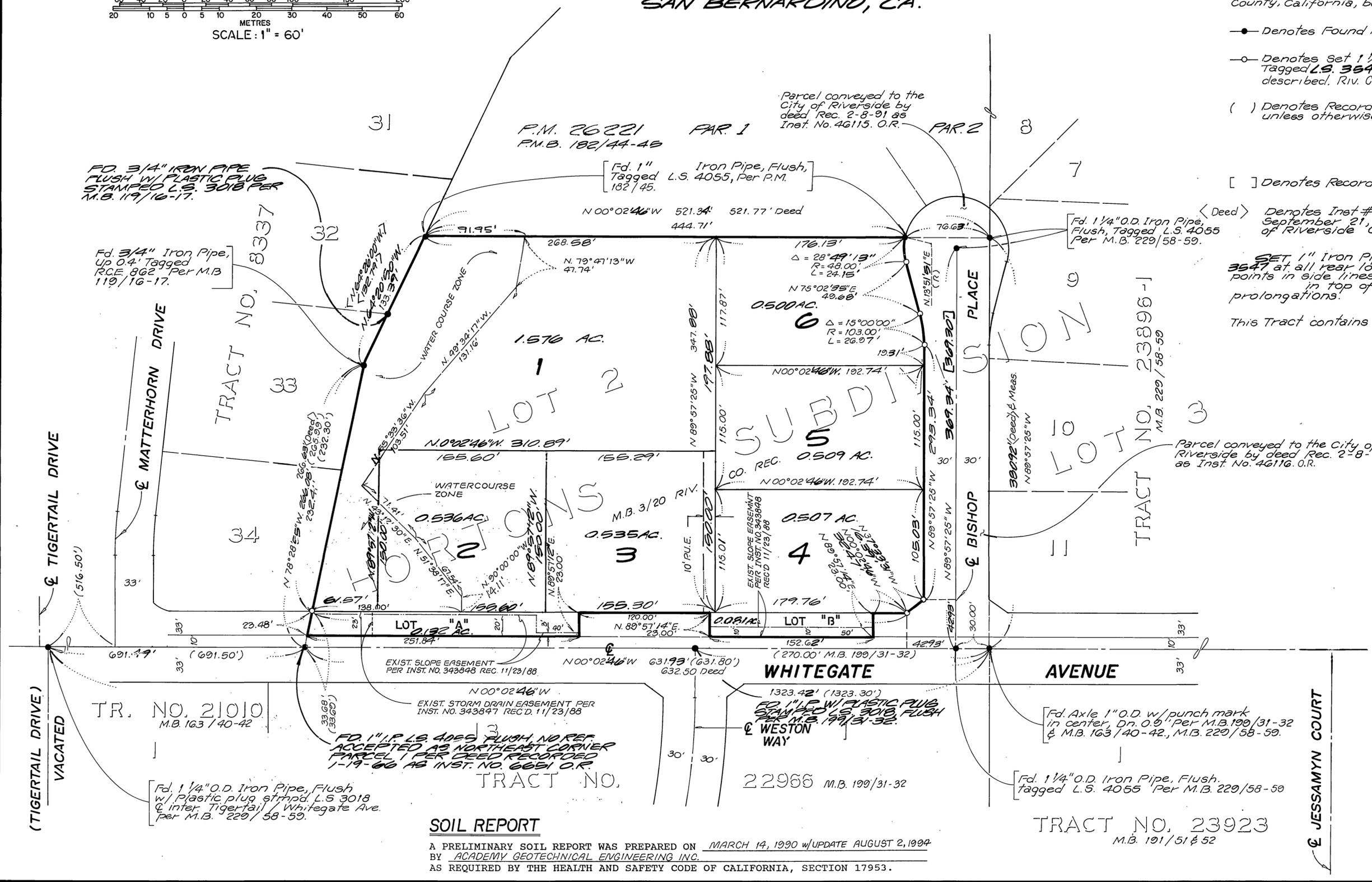
- Denotes Found monuments as described.
- Denotes Set 1 1/4" O.D. Iron Pipe, Flush, Tagged L.S. 3018 unless otherwise described. Riv. Co. Records
- () Denotes Record Data per M.B. 119/16-17 unless otherwise described. Riv. Co. Records.

[] Denotes Record Data per M.B. 229/58-59.

< Deed > Denotes Inst # 273008, Recorded September 21, 1987 Official Records of Riverside County California.

SET 1" Iron Pipe, Flush, Tagged L.S. 3547 at all rear lot corners and angle points in side lines. Nail & L.S. 3547 tag in top of curb at sideline prolongations.

This Tract contains 4.374 Acres.



SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON MARCH 14, 1990 w/UPDATE AUGUST 2, 1994 BY ACADEMY GEOTECHNICAL ENGINEERING INC. AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

M.B. 304 / 59

M.B. 304 / 59