

City

2/3/89

P.M.B. 213/89

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 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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

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

BY: Leobardo Mora
LEOBARDO MORA

TRUSTEE:

PLACER TRUSTEE SERVICES, A CALIFORNIA CORPORATION, TRUSTEE
PER DOCUMENT RECORDED OCTOBER 8, 2004 PER DOCUMENT NUMBER 2004-802097
OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND PER DOCUMENT RECORDED MAY 25,
2005, PER DOCUMENT NUMBER 2005-417422 OFFICIAL RECORDS, RIVERSIDE COUNTY.

BY: Ron Robbins BY: _____
RON ROBBINS
TITLE: President TITLE: _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE RIVERSIDE } SS

ON 4-15-05 BEFORE ME, C. Gordecki

A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED
LEOBARDO MORA

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: C. Gordecki
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME C. Gordecki

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE, COUNTY

MY COMMISSION EXPIRES 1-27-08

PARCEL MAP NO. 31079

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

BEING A SUBDIVISION OF LOT 2 IN BLOCK 12 OF CHADBOURNE HEIGHTS
AS SHOWN BY MAP ON FILE IN MAP BOOK 12 PAGES 11-13 THEREOF
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
PORTION SECTION 28, T.3S, R.8W S.B.M.

AGUIRRE & ASSOCIATES, RIVERSIDE, CA. MARCH 2003

CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 15th DAY OF JUNE, 2005 AND 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.



MARK S. BROWN
L.S. 5655 LIC. EXP. 09/30/05
CITY SURVEYOR

BY: MSB

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 16th DAY OF JUNE, 2005 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEB. 6, 2003 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISIONS 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 HAVE BEEN COMPLIED WITH.



THOMAS J. BOYD
R.C.E. 36170 LIC. EXP. 06/30/06
CITY ENGINEER

BY: Tom Boyd

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 SUBDIVISIONS MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF LEOBARDO MORA IN MARCH, 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



VICTOR RODRIGUEZ-FERNANDEZ,
L.S. 5335 EXP. 09/30/05

BY: VR

RECORDER'S STATEMENT:

FILED THIS 22nd DAY OF July, 2005,
AT 8:00 A.M. IN BOOK 213 OF PARCEL MAPS,
AT PAGES 89-91, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
NO. 2005-05883105 FEE \$11.-

LARRY W. WARD, COUNTY RECORDER, CLERK AND ASSESSOR
BY: M. Garcia, DEPUTY

SUBDIVISIONS GUARANTEE BY: FIRST AMERICAN TITLE

CITY TREASURER'S CERTIFICATE:

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

DATE: April 27, 2005

CITY TREASURER: PAUL C. SUNDEEN

BY: Paul C. Sundeen

CITY CLERK'S CERTIFICATE:

RESOLVE: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 31079;

"LOT A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY 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 28th DAY OF June, 2005.

COLLEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen Nicol

P.M.B. 213/89

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AGUIRRE & ASSOCIATES, RIVERSIDE, CA. MARCH 2003

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE PLACER } SS

ON 4/19/05 BEFORE ME, Wm V DALLAS

A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED

REN ROBBINS

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR
AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT
THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED
THE INSTRUMENT.

WITNESS MY HAND: Wm V Dallas
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME Wm V DALLAS

MY PRINCIPAL PLACE OF BUSINESS IS IN PLACER, COUNTY

MY COMMISSION EXPIRES 1/10/09

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } SS

ON _____ BEFORE ME, _____

A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR
AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT
THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED
THE INSTRUMENT.

WITNESS MY HAND: _____
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____, COUNTY

MY COMMISSION EXPIRES _____

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$1,200 HAS BEEN EXECUTED
AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA
CONDITION 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 _____ 20__

NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

DATED July 1 2005

PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: Helen Aslie

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

\$ 1,200

DATED July 1, 2005

PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: Helen Aslie

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY 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 BUILDING PERMITS.

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 WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY
OF RIVERSIDE.

DATED: MAY 5, 2005

BY: Dieter P. Witzfeld
DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR

UTILITIES EASEMENT STATEMENT:

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

1. AN EASEMENT FOR WATER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE,
SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY PER DOCUMENT
RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA

DATED MAY 5, 2005

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR
BY: Dieter P. Witzfeld
MM VB

SOILS REPORT:

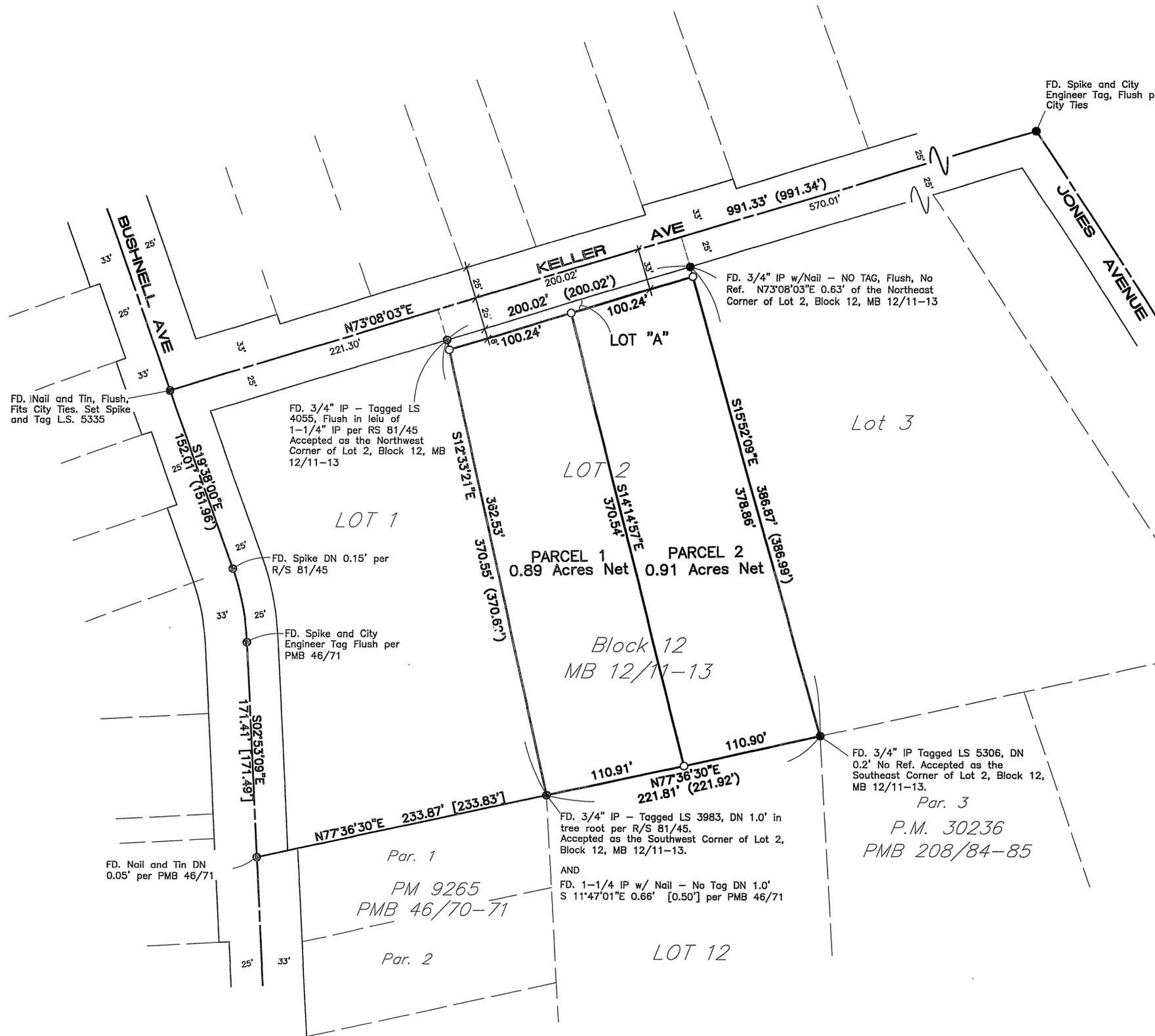
A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A
PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED
PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE
PARCELS SHOWN HEREON.

PARCEL MAP NO. 31079

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STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 2 IN BLOCK 12 OF CHADBOURNE HEIGHTS
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AGUIRRE & ASSOCIATES, RIVERSIDE, CA. MARCH 2003

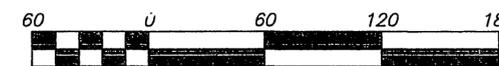
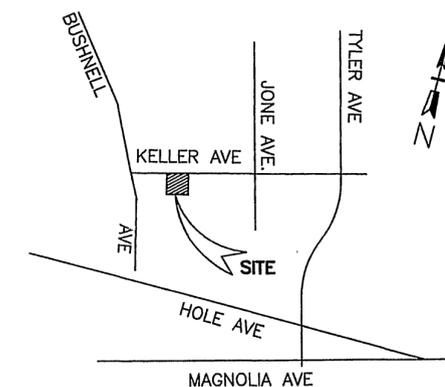


SURVEYOR'S NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF KELLER AVENUE AS SHOWN BY CHADBOURNE HEIGHTS ON FILE IN MB 12/11-13 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N 73°08'03" E
2. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5335 TAG, UNLESS OTHERWISE NOTED.
3. ● INDICATES FOUND AS NOTED
() = RECORD INFORMATION PER R.S. 81/45
[] = RECORD INFORMATION PER PMB 46/70-71

VICINITY MAP

(NOT TO SCALE)



Scale 1" = 60'

P.M.B. 213/91

P.M.B. 213/91