

City 222/52

IN THE CITY OF RIVERSIDE,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 34425**

BEING A SUBDIVISION OF A PORTION OF LOT 1 BLOCK 10 OF CHADBOURNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 11, 12 AND 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.  
HALLADAY & MIM MACK, INC. CORONA, CA.  
ROBERT N. MIM MACK L.S. 5314 DATE OF SURVEY: JANUARY, 2006

**RECORDER'S STATEMENT:**

FILED THIS 8<sup>th</sup> DAY OF August 2007,  
AT 8:00 A.M. IN BOOK 222 OF PARCEL MAPS,  
AT PAGES 52-54, AT THE REQUEST OF THE CITY  
CLERK OF THE CITY OF RIVERSIDE.  
NO. 2007-0512852  
FEE \$ 11.00  
LARRY W. WARD  
COUNTY ASSESSOR-CLERK-RECORDER  
BY: Larry W. Ward DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

**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 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, LOTS "A" AND "B".

BY: Daniel P. Danbo  
DANIEL P. DANBO

BY: Barbara L. Danbo  
BARBARA L. DANBO

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DANIEL AND BARBARA DANBO IN JANUARY, 2006. 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, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 5/2/2007

Robert N. Mim Mack  
ROBERT N. MIM MACK P.L.S. NO 5314 EXP. 12/31/07



**BENEFICIARY'S STATEMENT**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A DELAWARE CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED ON MAY 1, 2003 AS INSTRUMENT NO. 2003-312035, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: Wendy A. Buchner DATE 4-27-07  
TITLE: Asst. V.P.

BY: Derek Dutcher DATE 4-27-07  
TITLE: Asst. V.P.

**CITY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED BY ME THIS 24<sup>th</sup> DAY OF July, 2007, 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. 9/30/07  
CITY SURVEYOR



BY: Mark S. Brown

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

**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: 7/13/07  
PAUL C. SUNDEEN  
CHIEF FINANCIAL  
OFFICER/TREASURER  
BY: Paul C. Sundeen

**CITY ENGINEER'S CERTIFICATE**

THIS MAP HAS BEEN EXAMINED BY ME THIS 24<sup>th</sup> DAY OF July, 2007, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 18, 2006, AND ANY APPROVED ALTERATIONS THEREOF; AND 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 APPROVAL HAVE BEEN COMPLIED WITH.

THOMAS J. BOYD  
RCE 36170 LIC. EXP. 6/30/08  
CITY ENGINEER



BY: Thomas J. Boyd

**TAX BOND STATEMENT**

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1300- 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.

DATE: \_\_\_\_\_ NANCY ROMERO,  
CLERK OF THE BOARD OF  
SUPERVISORS

CASH BOND TAX  
DATE: 8-1-07  
PAUL McDONNELL,  
COUNTY TAX COLLECTOR

BY: Carmen Mepeda

**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.

DATE: 7-09-07  
DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER

BY: David H. Wright  
RBS ST

**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 \$ 1300-.

DATE: 8-1-07  
PAUL McDONNELL,  
COUNTY TAX COLLECTOR

BY: Carmen Mepeda

**CITY CLERK CERTIFICATE**

RESOLVED; THIS MAP CONSISTING OF 2 SHEETS IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 34425.

LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC STREETS AND PUBLIC UTILITY PURPOSES.

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 24<sup>th</sup> DAY OF July, 2007.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF  
RIVERSIDE, CALIFORNIA

BY: Colleen J. Nicol

**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.

City 288-53

IN THE CITY OF RIVERSIDE,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 34425**

BEING A SUBDIVISION OF A PORTION OF LOT 1 BLOCK 10 OF CHADBOURNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 11, 12 AND 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.  
HALLADAY & MIM MACK, INC. CORONA, CA.  
ROBERT N. MIM MACK L.S. 5314 DATE OF SURVEY: JANUARY, 2006

**NOTARY ACKNOWLEDGMENT**

STATE OF California  
COUNTY OF RIVERSIDE

ON March 15, 2007 BEFORE ME, Laura Reeves  
(here insert name and title of the officer)

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
Barbara Lee Danbo and Daniel Paul Danbo

~~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/HE~~Y~~ 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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE Laura Reeves

NAME (PRINTED) Laura Reeves

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

MY COMMISSION EXPIRES: SEP 1, 2010

Laura Reeves  
Commission # 16A1092  
Notary Public - California  
Riverside county  
My Comm. Expires Sep 1, 2010

**NOTARY ACKNOWLEDGMENT**

STATE OF South Carolina  
COUNTY OF FLORENCE

ON April 27, 2007 BEFORE ME, Catherine Smith  
(here insert name and title of the officer)

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
DEREK DUTCHER - ASST. V.P.  
WENDY A. BUCHNER - ASST. V.P.

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/HE~~Y~~ 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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE Catherine Smith

NAME (PRINTED) Catherine Smith

MY PRINCIPAL PLACE OF BUSINESS IS IN FLORENCE COUNTY.

MY COMMISSION EXPIRES: 12-29-07

Catherine Smith  
NOTARY PUBLIC  
State of South Carolina

City 222/54

# IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 34425

BEING A SUBDIVISION OF A PORTION OF LOT 1 BLOCK 10 OF CHADBOURNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 11, 12 AND 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
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HALLADAY & MIM MACK, INC. CORONA, CA.  
ROBERT N. MIM MACK L.S. 5314 DATE OF SURVEY: JANUARY, 2006



VICINITY MAP  
N.T.S.

### SURVEYOR'S NOTES:

- INDICATES MONUMENT FOUND AS NOTED.
- INDICATES SET 1" IP TAGGED LS 5314, FLUSH.
- INDICATES SET 2" IP TAGGED LS 5314, FLUSH.
- ( ) INDICATES RECORD DATA PER THE MAP OF CHADBOURNE HEIGHTS, MB 12/11-13.
- [ ] INDICATES RECORD DATA PER PARCEL MAP NO. 9048, PMB 43/9.

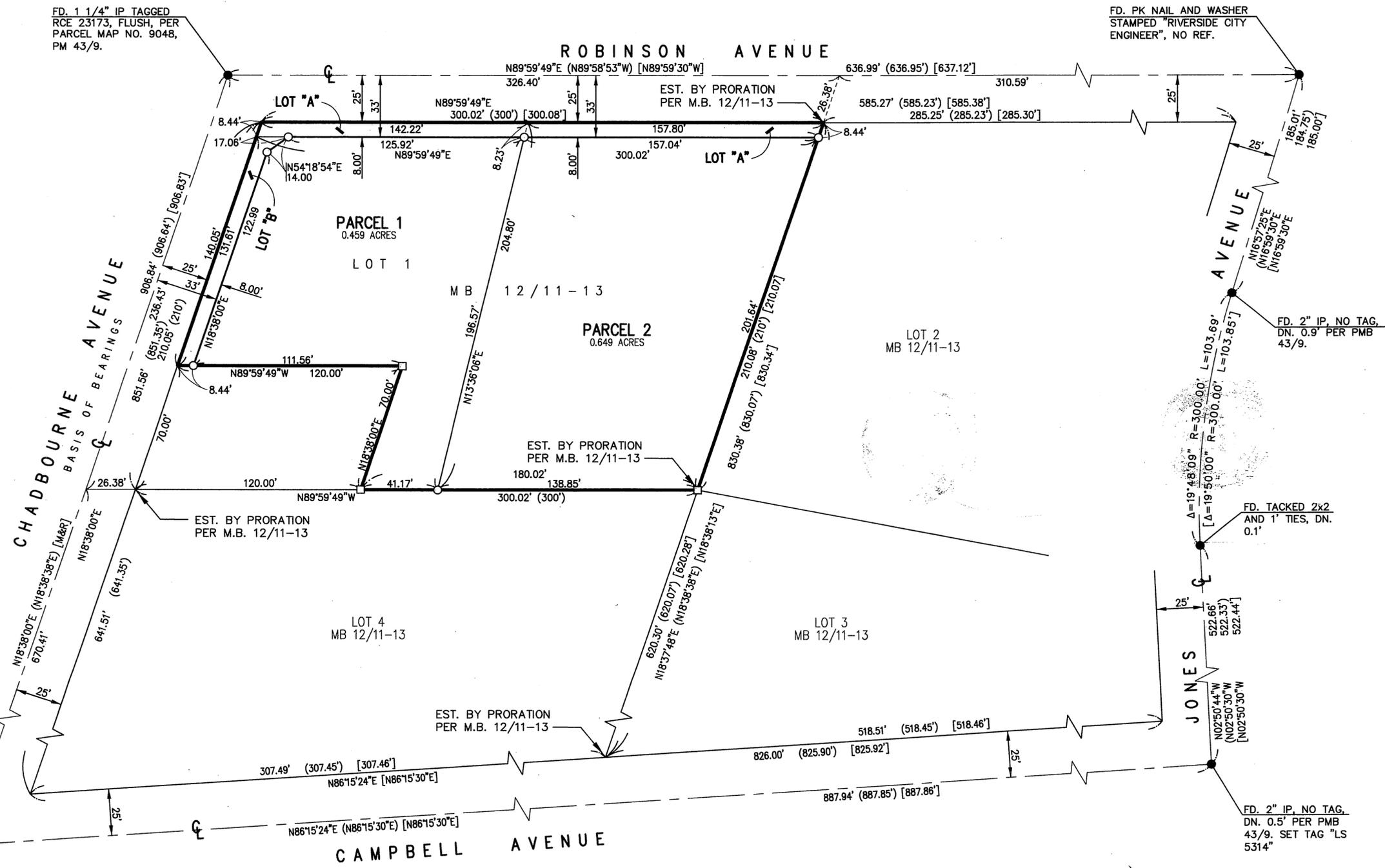
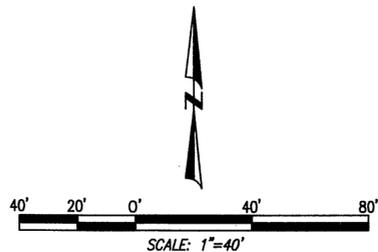
1.188 ACRES GROSS

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHADBOURNE AVENUE, BEING N18°38'00"E, AS SHOWN ON PARCEL MAP No. 9048, PMB 43/9, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

### 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 GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.



P.M.B. 222 / 54

P.M.B. 222 / 54