

CITY

223
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP No. 30874

BEING A SUBDIVISION OF LOT 20 OF THE RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES AS SHOWN BY MAP ON FILE IN BOOK 13 OF MAPS, AT PAGE 75, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

ACTION SURVEYS RIVERSIDE, CA.

MAY, 2003

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 now a lien but not yet payable, which are estimated to be 1,700-

Dated: September 4, 2007

Paul McDonnell
Tax Collector

By: Carmen Ypeda, Deputy



TAX BOND STATEMENT

I hereby state that a bond in the sum of 1,700- 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 September 4, 2007

~~Nancy Romero
Clerk of the Board of Supervisors~~

By: _____, Deputy

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR

By: Carmen Ypeda, Deputy

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.

An easement for all water pipes, ditches, other conduits in favor of the Riverside Water Company, a Corporation, as granted on August 14, 1885 and recorded in Book 42, pages 294 and 296 of Deeds, records of San Bernardino County, California.

Dated: Sept 13, 2007

David H. Wright
Public Utilities General Manager

By: [Signature]

CITY SURVEYOR'S CERTIFICATE

This map has been examined by me this 24 day of Sept, 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
City Surveyor, Exp. 9-30-07

By: [Signature]



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: Sept 13, 2007

David H. Wright
Public Utilities General Manager

By: [Signature]

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 Subdivision Map as shown within the distinctive border line.

We hereby dedicate to public use for public street and public utility purposes, Lot "A".

We also hereby dedicate to the public an Avigation easement and right of flight for the passage of aircraft over Parcels 1 and 2.

We also hereby dedicate to the City of Riverside as an easement for the construction and maintenance of blanket electric energy distribution facilities and telecommunication facilities the easements designated as "Blanket P.U.E."

Ron Flores Guadalupe Flores
Ron Flores Guadalupe Flores

United Title Company, as Trustee under Deeds of Trust recorded October 12, 2006 as Inst. No. 2006-0752838 and 2006-0752839, Official Records of Riverside County, California.

LADD O. CARLTON
LADD O. Carlton
Print Name: _____
Title: Asst. Vice President

NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

On 8/2/2007, before me, Danielle Ybarra, a Notary Public, personally appeared Ron Flores and Guadalupe Flores (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/they 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]
Notary's Signature
Danielle Ybarra

Print Name
My principal place of business is in Riverside County
My commission number 1751949
My commission expires 6/19/2011

NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of SAN BERNARDINO }

On AUGUST 27, 2007, before me, SCOTT A. HOOGERWERF, a Notary Public, personally appeared LADD O. CARLTON (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/they 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]
Notary's Signature
SCOTT A. HOOGERWERF

Print Name
My principal place of business is in RIVERSIDE County
My commission number 1706460
My commission expires NOVEMBER 21, 2010

SOILS REPORT

A preliminary soils report was prepared for this subdivision by Academy Consulting Corporation on March 2, 2005 as required by the Health and Safety Code of the State of California Section 17953.

RECORDER'S STATEMENT

Filed this 12th day of October, 2007, at 2:00P.M. in Book 223 of Parcel Maps, at Page(s) 4-6, at the request of the City Clerk of the City of Riverside, No. 2007-063100SO
Fee \$ 11.00

Larry Ward, County Assessor-Clerk-Recorder

By: [Signature], Deputy
Subdivision Guarantee: LANDAMERICA Lawyers 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 Ron Flores on April 10, 2002. I hereby state that this parcel map substantially conforms to the conditionally approved tentative map if any. 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.

9-4-2007 [Signature]
Date: Gabriel D. Ybarra L.S. 4343 Exp. 6-30-08

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.

Dated: 9/21/07, 2007 Paul C. Sundeen
Chief Financial Officer/Treasurer

By: [Signature]

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 Parcel Map No. 30874.

Lot "A" is hereby accepted for public street and public utility purposes.

An Avigation Easement and right of flight for the passage of aircraft over Parcels 1 and 2 is hereby accepted.

The easements designated as "Blanket P.U.E." are hereby accepted as easements for the construction and maintenance of electric energy distribution facilities and telecommunication facilities.

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 2nd day of October, 2007.

Colleen J. Nicol
City Clerk of the City of Riverside

By: [Signature]

CITY ENGINEER'S CERTIFICATE

This map has been examined by me this 24th day of September, 2007 and the subdivision as shown hereon is substantially the same as approved by the City of Riverside Planning Commission on May 03, 2007 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 Riverside Municipal Code applicable at the time of the approval have been complied with.



Thomas J. Boyd, R.C.E. 36170
City Engineer, Exp. 6-30-08

By: [Signature]

P.M.B. 223 / 4

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ACTION SURVEYS
RIVERSIDE, CA.

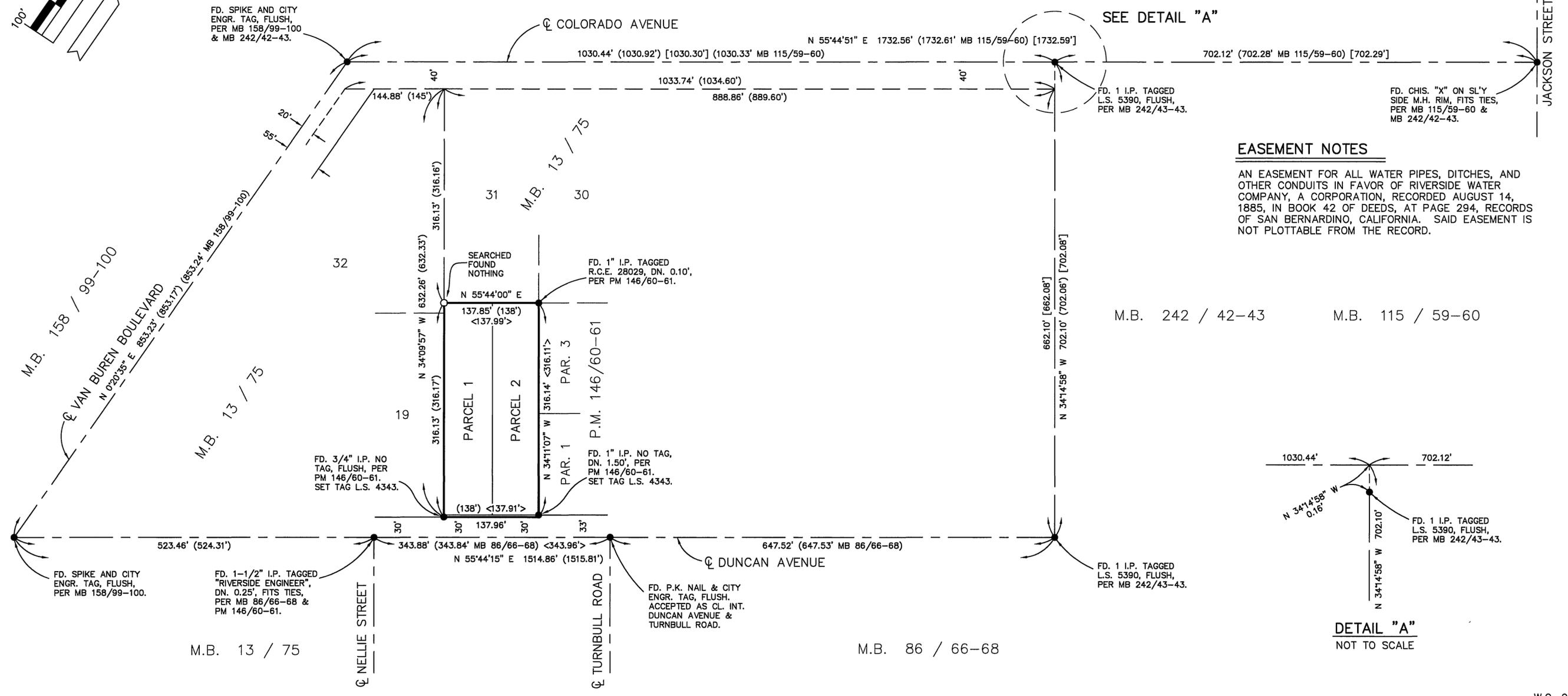
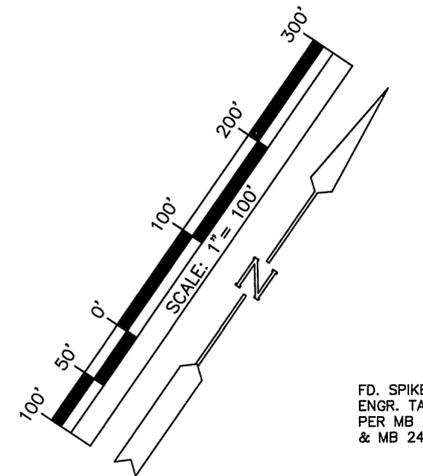
MAY, 2003

SURVEYOR'S NOTES

BASIS OF BEARINGS IS TAKEN FROM THE CENTERLINE OF DUNCAN AVENUE AS SHOWN BY M.B. 86/66-68, BEING N 55°44'15" E.

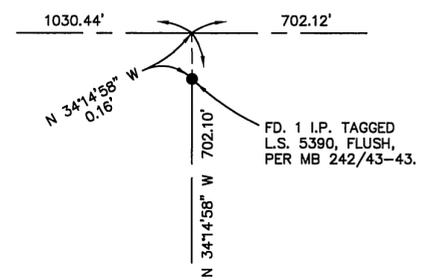
- DENOTES FOUND MONUMENT AS NOTED.
 - DENOTES SET 1" IRON PIPE TAGGED L.S. 4343, FLUSH, UNLESS OTHERWISE NOTED.
 - () DENOTES RECORD DATA PER M.B. 13/75, UNLESS OTHERWISE NOTED.
 - [] DENOTES RECORD DATA PER M.B. 242/42-43.
 - < > DENOTES RECORD DATA PER P.M. 146/60-61.
- ALL IRON PIPE DIMENSIONS ARE INSIDE DIAMETER.
TOTAL GROSS ACREAGE = 1.00 ACRES

M.B. 13 / 75



EASEMENT NOTES

AN EASEMENT FOR ALL WATER PIPES, DITCHES, AND OTHER CONDUITS IN FAVOR OF RIVERSIDE WATER COMPANY, A CORPORATION, RECORDED AUGUST 14, 1885, IN BOOK 42 OF DEEDS, AT PAGE 294, RECORDS OF SAN BERNARDINO, CALIFORNIA. SAID EASEMENT IS NOT PLOTTABLE FROM THE RECORD.



DETAIL "A"
NOT TO SCALE

M.B. 13 / 75

M.B. 86 / 66-68

M.B. 242 / 42-43

M.B. 115 / 59-60

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

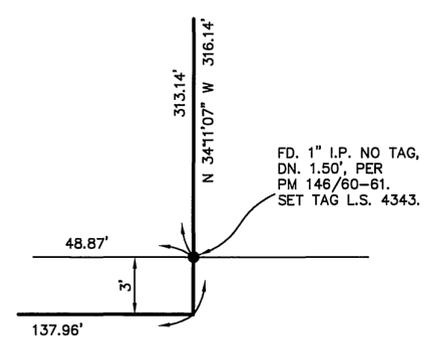
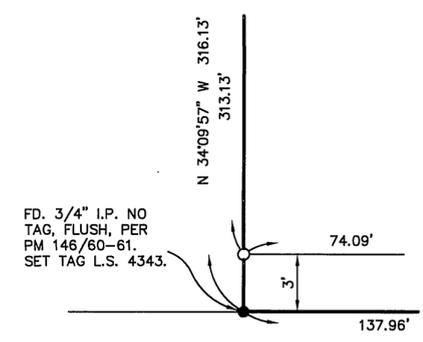
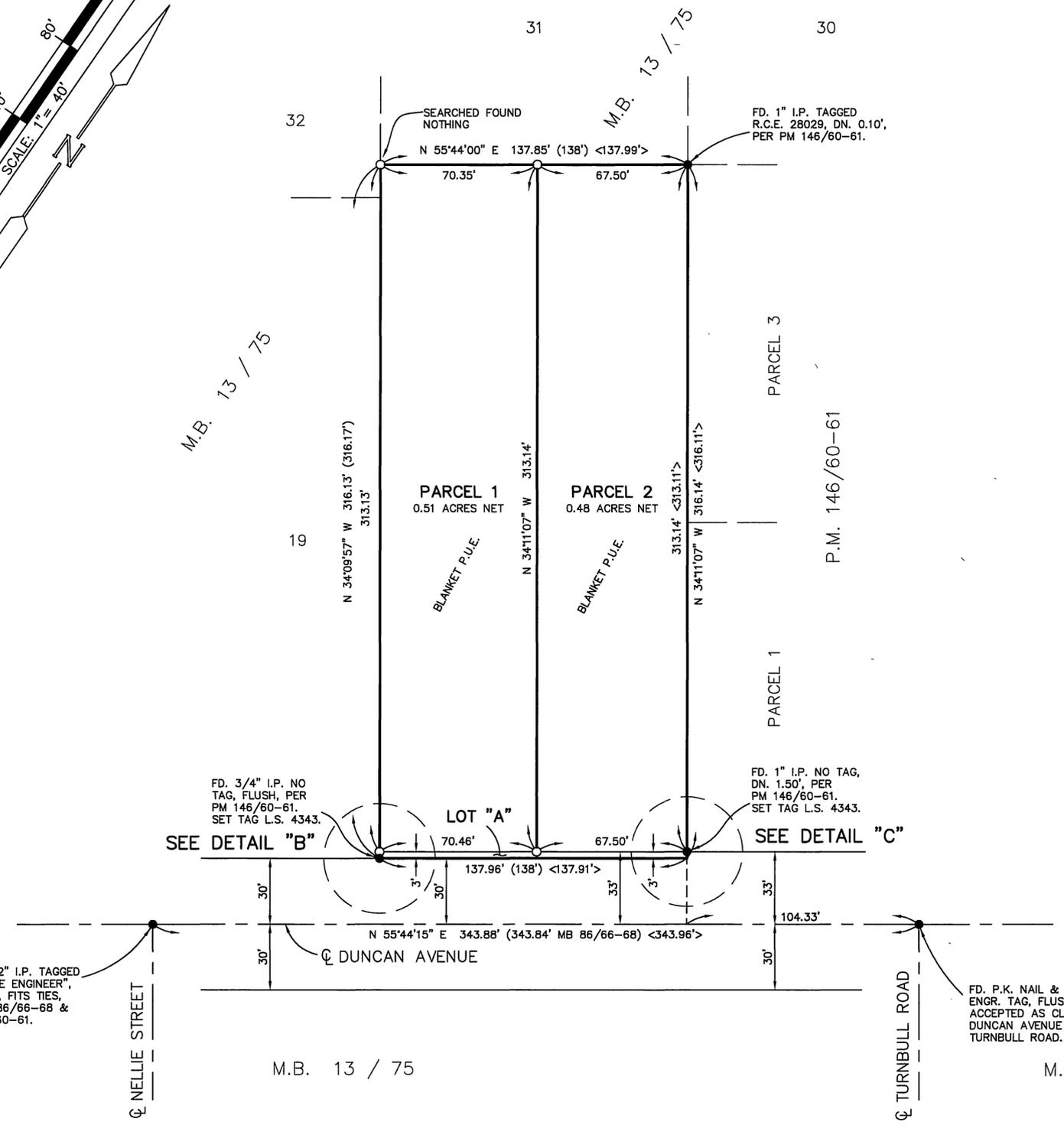
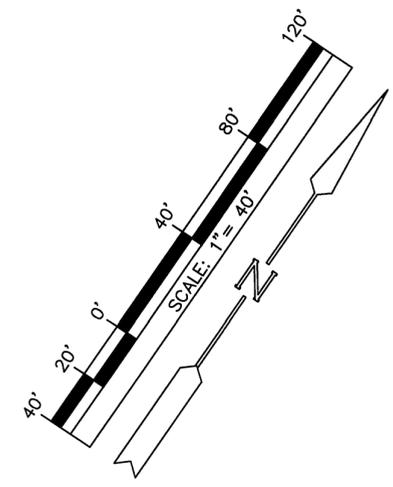
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