

## 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, LOTS "A" THROUGH "K", INCLUSIVE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AND AS NON-ACCESS BARRIER STRIPS TO DENY ACCESS FROM THE ADJOINING PROPERTY TO THE PUBLIC STREET LOTS "L" AND "M", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENTS DESIGNATED AS "3' P.U.E." AND "2' P.U.E.".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS "20' STORM DRAIN EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR A MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE THE EASEMENTS DESIGNATED AS "12' MULTIPURPOSE RECREATIONAL TRAIL EASEMENT". SAID EASEMENTS SHALL BE MAINTAINED IN ITS/ THEIR IMPROVED CONDITION BY OURSELVES, SUCCESSOR'S HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL AND DEPOSITS.

WE HEREBY RESERVE LOTS "N" AND "O", INDICATED AS "BASIN A" AND "BASIN B", AS SHOWN HEREON FOR DETENTION/WATER QUALITY BASIN PURPOSES.

WE HEREBY RESERVE THE EASEMENT INDICATED AS "6 PRIVATE DRAINAGE EASEMENT" AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR ACCEPTANCE OF DRAINAGE WATERS FROM THE ADJOINING PARCEL TO THE EAST. DRAINAGE SHALL FLOW ONTO RETENTION BASIN B (LOT "O"). SAID DRAINAGE EASEMENT DOES NOT INCLUDE ANY OBLIGATION ON THE PART OF THE CITY OF RIVERSIDE TO MAINTAIN BASIN B (LOT "O"). THE DEVELOPER / HOA, THEIR HEIRS, SUCCESSORS AND ASSIGNS HEREBY RESERVES ALL OBLIGATIONS WITH REGARD TO MAINTENANCE, LANDSCAPING, LIABILITY AND TRASH REMOVAL IN BASIN B (LOT "O"), SAID OBLIGATIONS BEING FURTHER DEFINED IN THE CC&R'S OR HOA AGREEMENT RECORDED IN CONJUNCTION WITH THIS MAP.

RIVERSIDE 103 LP, A CALIFORNIA LIMITED PARTNERSHIP  
BY: MHP BUILDERS, INC., A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY:   
LORIE DEEM, VICE PRESIDENT

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 268,800.00 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 March 23, 2021

CASH OR SURETY TAX BOND

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY:   
DEPUTY

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$ 268,800.00.

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR  
DATED March 23, 2021  
BY:   
DEPUTY

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF JAMES P. COOK AND KATHY M. COOK AND JAMES H. SHOCKEY, RECORDED 12/22/1982 AS INSTR. NO. 220889, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 32647

BEING A SUBDIVISION OF LOTS 77, 78 & 84, AND PORTIONS OF LOTS 79, 82, 83, LOT "G", LOT "H" (LURIN AVENUE), LOT "J" (TAFT STREET) AND LOT "Q" (MARIPOSA AVENUE) OF WOODCREST ACRES PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES, RIVERSIDE, CA - CIVIL ENGINEERS MARCH 2019

## CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT 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.

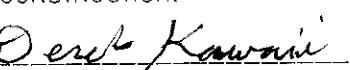
DATED MAY 17, 2021

CURTIS C. STEPHENS  
L.S. 7519 LIC. EXP. 12/31/21  
CITY SURVEYOR  
BY: 

## WATER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER CONSTRUCTION.

DATE: 3/16/2021

  
DEREK KAWAI, RCE 54253  
DIRECTOR OF ENGINEERING

## SEWER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED SEWER FACILITIES. ONCE SEWER PIPELINES AND APPURTENANCES, AND REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY SEWER SERVICE TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF SEWER CONSTRUCTION.

DATE: 3/16/2021

  
DEREK KAWAI, RCE 54253  
DIRECTOR OF ENGINEERING

## 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 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 ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATED \_\_\_\_\_, 2021

TODD M. CORBIN  
PUBLIC UTILITIES GENERAL MANAGER

BY: \_\_\_\_\_

## 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.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY, OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

DATED \_\_\_\_\_, 2021

EDWARD ENRIQUEZ  
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: \_\_\_\_\_

## RECORDER'S STATEMENT SHEET 1 OF 7 SHEETS

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS  
AT PAGES \_\_\_\_\_ AT THE REQUEST OF  
THE CITY CLERK OF THE CITY OF RIVERSIDE.  
FEE \_\_\_\_\_  
NUMBER \_\_\_\_\_

PETER ALDANA  
ASSESSOR - COUNTY CLERK-RECORDER  
BY: \_\_\_\_\_ Deputy

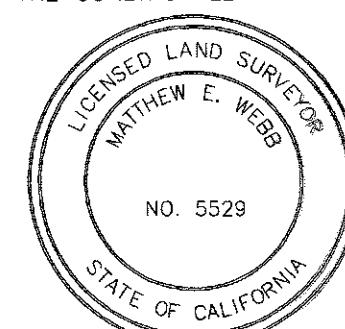
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

## 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 HANSJVC, LLC ON JANUARY 22, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 1, 2020, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN

DATED MAY 13, 2021

  
MATTHEW E. WEBB, L.S. 5529  
L.S. EXPIRES SEPT. 30, 2022

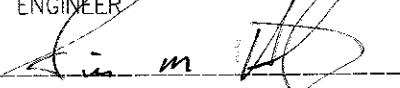


## CITY ENGINEER'S STATEMENT

I HEREBY STATE 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 NO. 32647 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 18, 2010 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.

DATED MAY 18, 2021

GILBERT MACIAS HERNANDEZ  
RCE 69170 LIC. EXP. 6-30-22  
CITY ENGINEER

BY: 

## CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 32647.

LOTS "A" THROUGH "K", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOTS "A" THROUGH "K", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

LOTS "L" AND "M", INCLUSIVE, ARE HEREBY ACCEPTED AS NON-ACCESS BARRIER STRIPS TO DENY ACCESS FROM THE ADJOINING PROPERTY TO THE PUBLIC STREET.

THE EASEMENTS DESIGNATED AS "3' P.U.E." AND "2' P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENTS DESIGNATED AS "20' STORM DRAIN EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENTS DESIGNATED AS "12' MULTIPURPOSE RECREATIONAL TRAIL EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

BASIN B (LOT "O") IS HEREBY ACCEPTED AS AN EASEMENT FOR ACCEPTANCE OF DRAINAGE WATERS FROM THE ADJOINING PARCEL TO THE EAST.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**DONESIA GAUSE**  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: \_\_\_\_\_

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

## TRACT NO. 32647

BEING A SUBDIVISION OF LOTS 77, 78 & 84, AND PORTIONS OF LOTS 79, 82, 83, LOT "G", LOT "H" (LURIN AVENUE), LOT "J" (TAFT STREET) AND LOT "Q" (MARIPOSA AVENUE) OF WOODCREST ACRES PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES, RIVERSIDE, CA - CIVIL ENGINEERS MARCH 2019

## NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF *Riverside*

ON March 11, 2021, BEFORE ME, P. Boross, A NOTARY PUBLIC PERSONALLY APPEARED LORIE DEEM, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

*P. Boross*  
Notary  
PublicMY PRINCIPAL PLACE OF BUSINESS  
IS IN Riv. COUNTYMY COMMISSION EXPIRES: 11/12/21  
MY COMMISSION NUMBER: 2018474

PRINT NAME

## NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ 2021, BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC PERSONALLY APPEARED \_\_\_\_\_ WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS  
IS IN \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME

## NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ 2021, BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC PERSONALLY APPEARED \_\_\_\_\_ WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

MY PRINCIPAL PLACE OF BUSINESS  
IS IN \_\_\_\_\_ COUNTY  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME

## SOILS REPORT

A PRELIMINARY SOILS REPORT NO. 104439-10 WAS PREPARED FOR THIS SUBDIVISION BY LGC INLAND, INC. ON JANUARY 12, 2005 AND AN UPDATED REPORT NO. 1449-CR WAS PREPARED BY GEOTEK INC. ON FEBRUARY 9, 2015, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

## UTILITIES 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 UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED 01/16/1959 AS INSTR. NO. 4189, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

AN EASEMENT FOR DISTRIBUTING ELECTRIC ENERGY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 05/16/1978 AS INSTR. NO. 96779, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

DATED \_\_\_\_\_ 2021

PUBLIC UTILITIES GENERAL MANAGER

BY: \_\_\_\_\_

### EASEMENT NOTES

- 1 AN EASEMENT FOR DISTRIBUTING ELECTRIC ENERGY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 05/16/1978 AS INSTR. NO. 96779, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 2 A CENTERLINE EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED 01/16/1959 AS INSTR. NO. 4189, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 3 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF JAMES P. COOK AND KATHY M. COOK AND JAMES H. SHOCKEY, RECORDED 12/22/1982 AS INSTR. NO. 220889, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

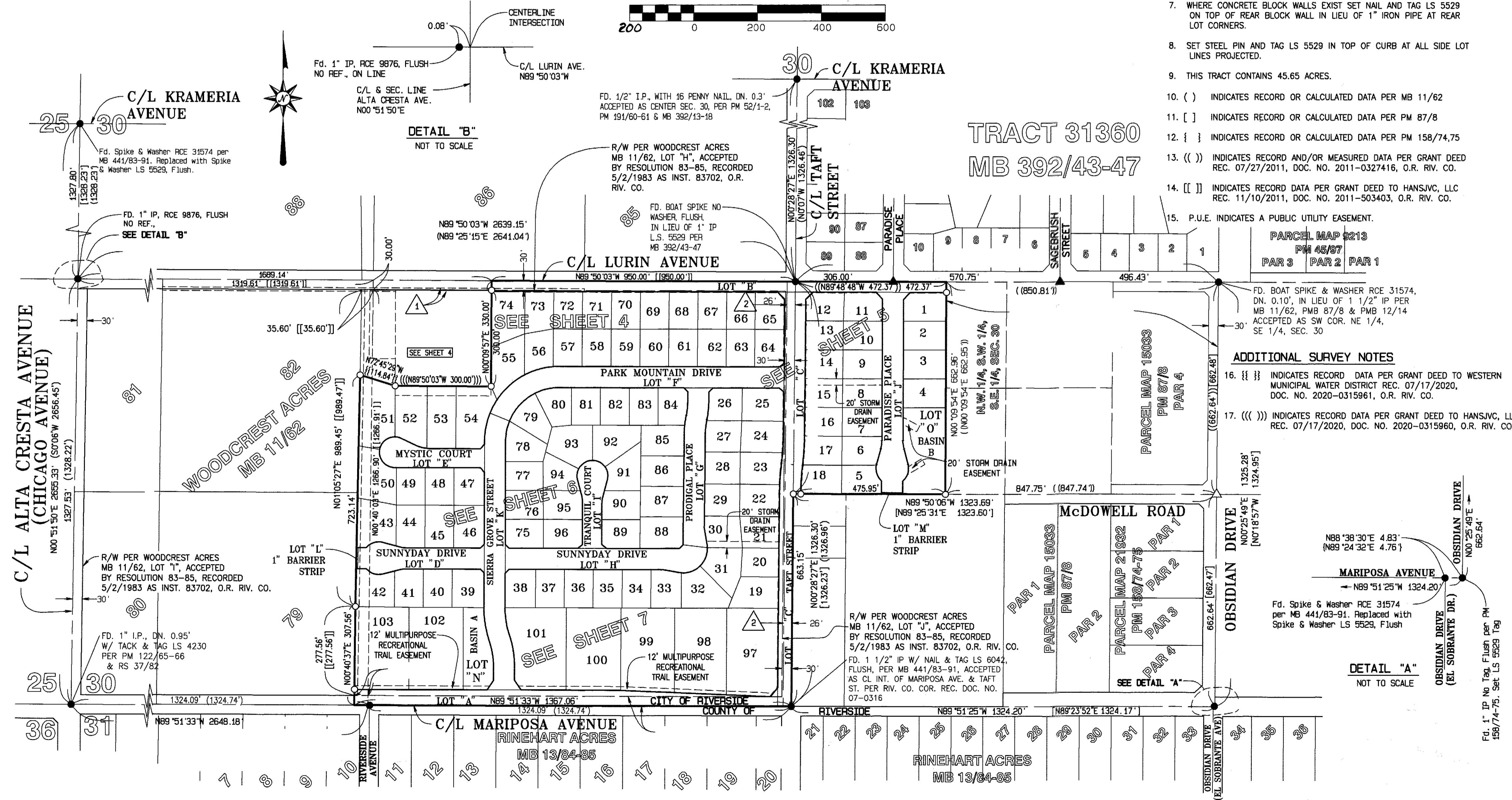
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 32647

BEING A SUBDIVISION OF LOTS 77, 78 & 84, AND PORTIONS OF LOTS 79, 82, 83, LOT "G", LOT "H" (LURIN AVENUE), LOT "J" (TAFT STREET) AND LOT "Q" (MARIPOSA AVENUE) OF WOODCREST ACRES PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES, RIVERSIDE, CA - CIVIL ENGINEERS MARCH 2019

GRAPHIC SCALE 1"=200'



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

## TRACT NO. 32647

## SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TAFT STREET TAKEN AS NORTH 00° 28' 27" EAST PER TRACT NO. 31238, MB 392/13-18, RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ▲ INDICATES FOUND BOAT SPIKE & WASHER, R.C.E. 31574, FLUSH, IN LIEU OF SPIKE & TAG L.S. 5529, PER TRACT 31360, MB 392/43-47.
4. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
5. △ INDICATES SET SPIKE & TAG, FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
6. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS.
7. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
8. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
9. THIS TRACT CONTAINS 45.65 ACRES.

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ALBERT A. WEBB ASSOCIATES, RIVERSIDE, CA - CIVIL ENGINEERS MARCH 2019

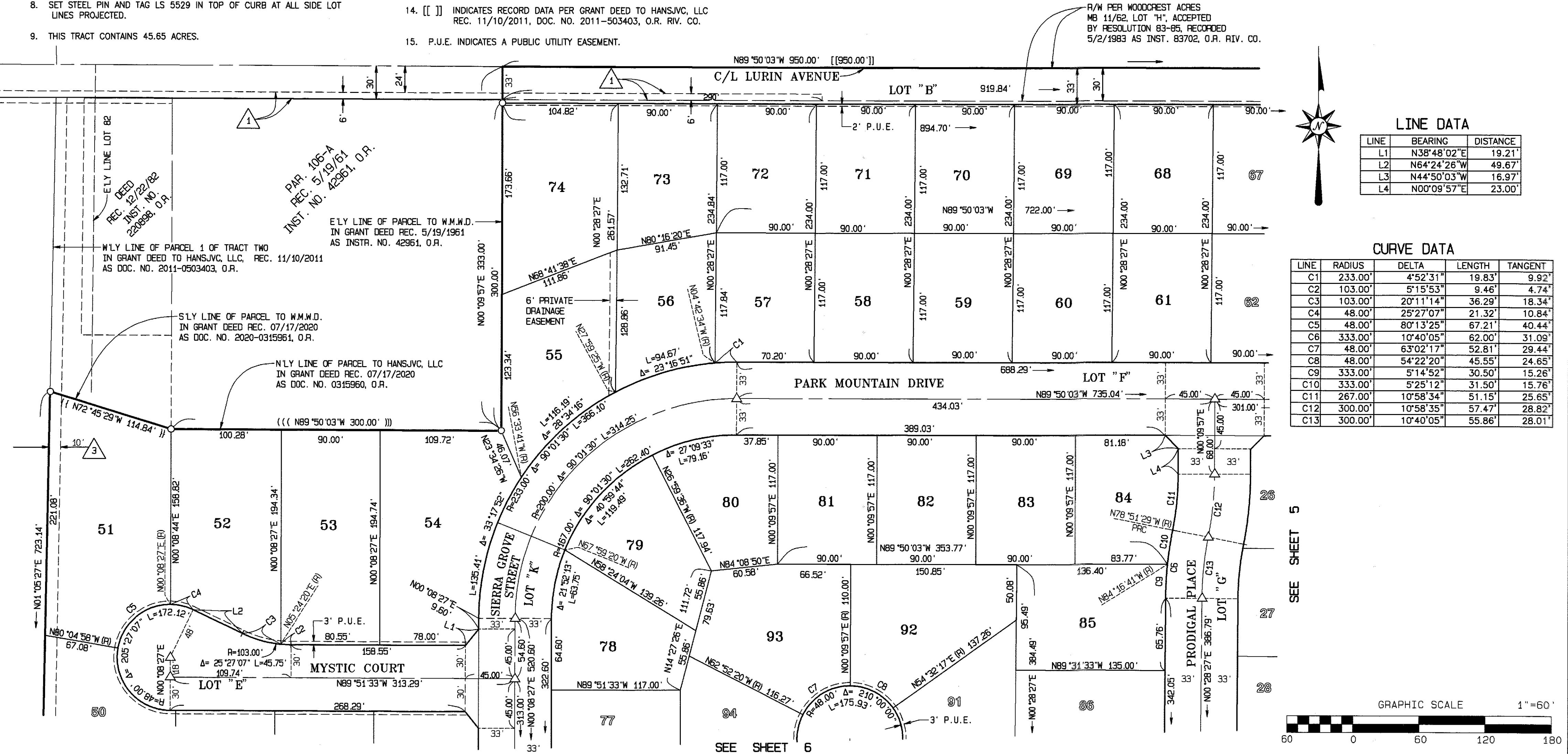
10. ( ) INDICATES RECORD OR CALCULATED DATA PER MB 11/62
11. [ ] INDICATES RECORD OR CALCULATED DATA PER PM 87/8
12. { } INDICATES RECORD OR CALCULATED DATA PER PM 158/74,75
13. (( )) INDICATES RECORD AND/OR MEASURED DATA PER GRANT DEED REC. 07/27/2011, DOC. NO. 2011-0327416, O.R. RIV. CO.
14. [[ ]] INDICATES RECORD DATA PER GRANT DEED TO HANSJVC, LLC REC. 11/10/2011, DOC. NO. 2011-503403, O.R. RIV. CO.
15. P.U.E. INDICATES A PUBLIC UTILITY EASEMENT.
16. {{}} INDICATES RECORD DATA PER GRANT DEED TO WESTERN MUNICIPAL WATER DISTRICT REC. 07/17/2020, DOC. NO. 2020-0315961, O.R. RIV. CO.
17. ((( ))) INDICATES RECORD DATA PER GRANT DEED TO HANSJVC, LLC REC. 07/17/2020, DOC. NO. 2020-0315960, O.R. RIV. CO.

## EASEMENT NOTES

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## TRACT NO. 32647

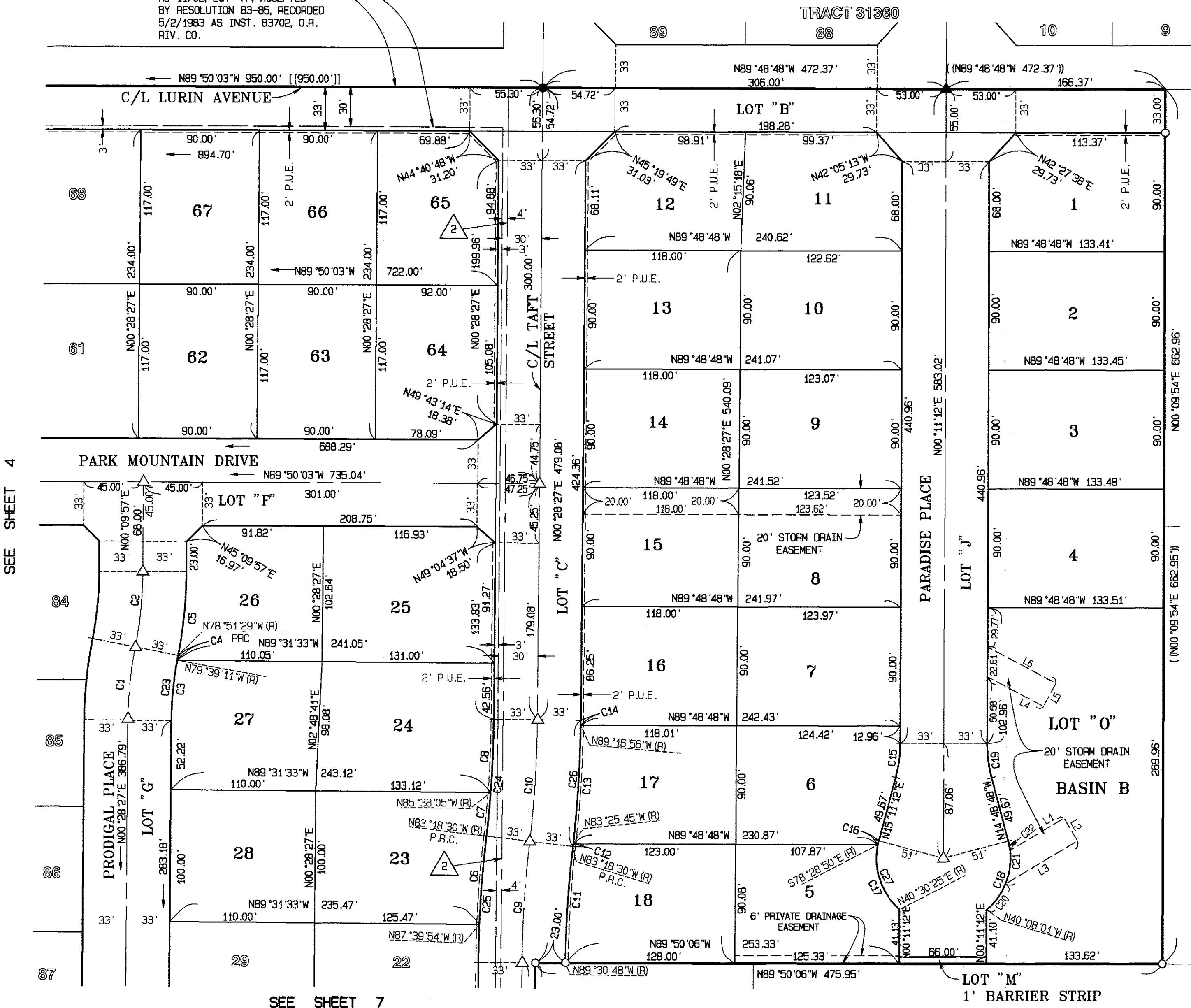


GRAPHIC SCALE 1"=60'  
 60 0 60 120 180

R/W PER WOODCREST ACRES  
 MB 11/62, LOT "H", ACCEPTED  
 BY RESOLUTION 83-85, RECORDED  
 5/2/1983 AS INST. 83702, O.R.  
 RIV. CO.

BEING A SUBDIVISION OF LOTS 77, 78 & 84, AND PORTIONS OF LOTS 79, 82, 83,  
 LOT "G", LOT "H" (LURIN AVENUE), LOT "J" (TAFT STREET) AND LOT "Q" (MARIPOSA  
 AVENUE) OF WOODCREST ACRES PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS,  
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PORTIONS OF THE SOUTHEAST  
 QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES, RIVERSIDE, CA - CIVIL ENGINEERS MARCH 2019



## SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TAFT STREET TAKEN AS NORTH 00° 28' 27" EAST PER TRACT NO. 31238, MB 392/13-18, RIVERSIDE COUNTY, CALIFORNIA.

2. ● INDICATES FOUND MONUMENT AS NOTED.

3. ▲ INDICATES FOUND BOAT SPIKE & WASHER, R.C.E. 31574, FLUSH, IN LIEU OF SPIKE & TAG L.S. 5529, PER TRACT 31360, MB 392/43-47.

4. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.

5. △ INDICATES SET SPIKE & TAG, FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.

6. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS.

7. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.

8. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.

9. THIS TRACT CONTAINS 45.65 ACRES.

10. ( ) INDICATES RECORD OR CALCULATED DATA PER MB 11/62

11. [ ] INDICATES RECORD OR CALCULATED DATA PER PM 87/8

12. { } INDICATES RECORD OR CALCULATED DATA PER PM 158/74,75

13. ( ( ) ) INDICATES RECORD AND/OR MEASURED DATA PER GRANT DEED REC. 07/27/2011, DOC. NO. 2011-0327416, O.R. RIV. CO.

14. [ [ ] ] INDICATES RECORD DATA PER GRANT DEED TO HANSJVC, LLC REC. 11/10/2011, DOC. NO. 2011-503403, O.R. RIV. CO.

15. P.U.E. INDICATES A PUBLIC UTILITY EASEMENT.

16. { { } } INDICATES RECORD DATA PER GRANT DEED TO WESTERN MUNICIPAL WATER DISTRICT REC. 07/17/2020, DOC. NO. 2020-0315961, O.R. RIV. CO.

17. ( ( ( ) ) ) INDICATES RECORD DATA PER GRANT DEED TO HANSJVC, LLC REC. 07/17/2020, DOC. NO. 2020-0315960, O.R. RIV. CO.

## CURVE DATA

LINE	RADIUS	DELTA	LENGTH	TANGENT
C1	300.00'	10°40'05"	55.86'	28.01'
C2	300.00'	10°58'34"	57.47'	28.82'
C3	267.00'	9°52'22"	46.01'	23.06'
C4	267.00'	0°47'42"	3.71'	1.85'
C5	333.00'	10°58'34"	63.79'	31.99'
C6	883.00'	4°21'24"	67.14'	33.59'
C7	817.00'	2°19'35"	33.17'	16.59'
C8	817.00'	3°53'28"	55.49'	27.75'
C9	850.00'	6°13'03"	92.24'	46.17'
C10	850.00'	6°13'03"	92.24'	46.17'
C11	817.00'	6°12'18"	88.48'	44.28'
C12	883.00'	0°07'15"	1.86'	0.93'
C13	883.00'	5°51'11"	90.20'	45.14'
C14	883.00'	0°14'37"	3.76'	1.88'
C15	100.00'	15°00'00"	26.18'	13.16'
C16	51.00'	3°40'02"	3.26'	1.63'
C17	51.00'	61°00'45"	54.31'	30.05'
C18	51.00'	64°40'42"	57.57'	32.29'
C19	100.00'	15°00'00"	26.18'	13.16'
C20	51.00'	27°19'51"	24.33'	12.40'
C21	51.00'	29°06'45"	25.91'	13.24'
C22	51.00'	8°14'09"	7.33'	3.67'
C23	267.00'	10°40'04"	49.71'	24.93'
C24	817.00'	6°13'03"	88.66'	44.37'
C25	883.00'	6°13'03"	95.82'	47.96'
C26	883.00'	6°13'03"	95.82'	47.96'
C27	51.00'	64°40'47"	57.57'	32.29'

## LINE DATA

LINE	BEARING	DISTANCE
L1	N59°15'19"E	47.70'
L2	S30°44'41"E	20.00'
L3	S59°15'19"W	63.74'
L4	S62°00'29"E	48.20'
L5	N27°59'31"E	20.00'
L6	N62°00'29"W	58.75'

## EASEMENT NOTES

1 AN EASEMENT FOR DISTRIBUTING ELECTRIC ENERGY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 05/16/1978 AS INSTR. NO. 96779, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

2 A CENTERLINE EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED 01/16/1959 AS INSTR. NO. 4189, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

3 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF JAMES P. COOK AND KATHY M. COOK AND JAMES H. SHOCKEY, RECORDED 12/22/1982 AS INSTR. NO. 220889, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 32647

BEING A SUBDIVISION OF LOTS 77, 78 & 84, AND PORTIONS OF LOTS 79, 82, 83, LOT "G", LOT "H" (LURIN AVENUE), LOT "J" (TAFT STREET) AND LOT "Q" (MARIPOSA AVENUE) OF WOODCREST ACRES PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES, RIVERSIDE, CA - CIVIL ENGINEERS MARCH 2019

## EASEMENT NOTES

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## CURVE DATA

LINE	RADIUS	DELTA	LENGTH	TANGENT
C1	48.00'	205°27'07"	172.12'	
C2	103.00'	25°27'07"	45.75'	23.26'
C3	100.00'	15°00'00"	26.18'	13.17'
C4	51.00'	64°40'42"	57.57'	32.29'
C5	51.00'	64°40'42"	57.57'	32.29'
C6	100.00'	15°00'00"	26.18'	13.17'
C7	103.00'	15°00'00"	26.97'	13.56'
C8	48.00'	41°59'13"	35.17'	18.42'
C9	48.00'	210°00'00"	175.93'	
C10	48.00'	50°36'10"	42.39'	22.69'
C11	103.00'	15°00'00"	26.97'	13.56'
C12	48.00'	99°46'35"	83.59'	56.98'
C13	85.00'	10°00'00"	14.84'	7.44'
C14	76.00'	109°40'00"	145.47'	108.50'
C15	85.00'	10°00'00"	14.84'	7.44'
C16	76.00'	73°35'03"	10.06'	5.04'

## LINE DATA

LINE	BEARING	DISTANCE
L1	N89°51'33"W	5.29'
L2	N74°51'33"W	6.90'
L3	S75°08'28"W	12.07'



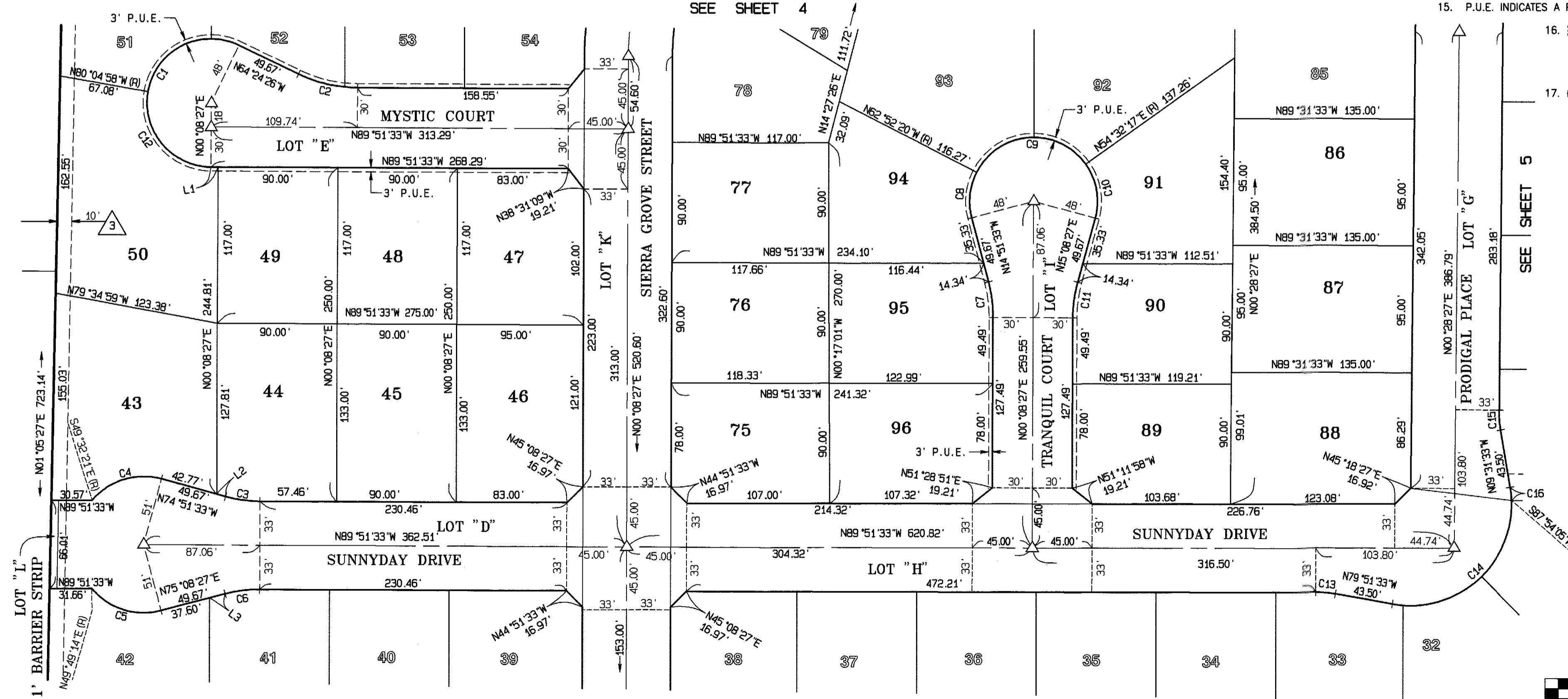
## SURVEYOR'S NOTES

SHEET 6 OF 7 SHEETS

1. BASIS OF BEARINGS IS THE CENTERLINE OF TAFT STREET TAKEN AS NORTH 00° 28' 27" EAST PER TRACT NO. 31238, MB 392/13-18, RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ▲ INDICATES FOUND BOAT SPIKE & WASHER, R.C.E. 31574, FLUSH, IN LIEU OF SPIKE & TAG L.S. 5529, PER TRACT 31360, MB 392/43-47.
4. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
5. △ INDICATES SET SPIKE & TAG, FLUSH, ON STREET CENTERLINES, STAMPED LS 5529.
6. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS.
7. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
8. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
9. THIS TRACT CONTAINS 45.65 ACRES.
10. ( ) INDICATES RECORD OR CALCULATED DATA PER MB 11/62
11. [ ] INDICATES RECORD OR CALCULATED DATA PER PM 87/8
12. { } INDICATES RECORD OR CALCULATED DATA PER PM 158/74,75
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14. [ [ ] ] INDICATES RECORD DATA PER GRANT DEED TO HANSJVC, LLC REC. 11/10/2011, DOC. NO. 2011-503403, O.R. RIV. CO.
15. P.U.E. INDICATES A PUBLIC UTILITY EASEMENT.

16. {{ }} INDICATES RECORD DATA PER GRANT DEED TO WESTERN MUNICIPAL WATER DISTRICT REC. 07/17/2020, DOC. NO. 2020-0315961, O.R. RIV. CO.

17. ((( ))) INDICATES RECORD DATA PER GRANT DEED TO HANSJVC, LLC REC. 07/17/2020, DOC. NO. 2020-0315960, O.R. RIV. CO.



## SURVEYOR'S NOTES

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 32647

SHEET 7 OF 7 SHEETS

BEING A SUBDIVISION OF LOTS 77, 78 & 84, AND PORTIONS OF LOTS 79, 82, 83, LOT "G", LOT "H" (LURIN AVENUE), LOT "J" (TAFT STREET) AND LOT "Q" (MARIPOSA AVENUE) OF WOODCREST ACRES PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES, RIVERSIDE, CA - CIVIL ENGINEERS MARCH 2019

### CURVE DATA

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C5	76.00'	48°49'45"	64.77'	34.50'
C6	76.00'	47°28'06"	62.96'	33.42'
C7	76.00'	7°25'39"	9.85'	4.93'
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C9	85.00'	10°00'00"	14.84'	7.44'
C10	883.00'	1°51'39"	28.68'	14.34'
C11	333.00'	18°20'59"	106.65'	53.78'
C12	300.00'	18°20'59"	96.08'	48.45'
C13	267.00'	18°20'59"	85.51'	43.12'
C14	267.00'	18°20'59"	85.51'	43.12'
C15	300.00'	18°20'59"	96.08'	48.45'
C16	333.00'	18°20'59"	106.65'	53.78'

### ADDITIONAL SURVEY NOTES

16. {{ }} INDICATES RECORD DATA PER GRANT DEED TO WESTERN MUNICIPAL WATER DISTRICT REC. 07/17/2020, DOC. NO. 2020-0315961, O.R. RIV. CO.
17. ((( ))) INDICATES RECORD DATA PER GRANT DEED TO HANSJVC, LLC REC. 07/17/2020, DOC. NO. 2020-0315960, O.R. RIV. CO.

