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122/65

OWNER'S CERTIFICATE

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 19,630

SHOWING A DIVISION OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, T.3S, R.5W, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO PER MB 1/8 S B CO. RECORDS.

We hereby certify that we are owners of the land included within the subdivision shown hereon, that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "E" inclusive.

Eli Hobson Ruth Hobson
Eli Hobson Ruth Hobson

Trustees Ticor Title Insurance Company of California, formerly TITLE INSURANCE AND TRUST COMPANY under deed of trust recorded 6/19/79 as Instrument No 123129

Robert C. Wright, Asst. Secy.

DECEMBER, 1983 ACTION SURVEYS'

RECORDERS CERTIFICATE

Filed this 12th day of July, 1984, at 4:00 P.M. in Book 122 of Parcel Maps, at Page 65, at the request of the Clerk of the Board

No 151275 Fee \$800 William E. Congly, County Recorder By: Darita Ragan, Deputy Subdivision Guarantor First American Title Insurance Company

SURVEYOR'S CERTIFICATE

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 Eli Hobson on August 19, 1983

I hereby certify that all monuments are of the character and occupy the position indicated, 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.

Gabriel D. Ybarra, L.S. 4343

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinances. I hereby certify that I have examined this map and found it to be substantially the same as it appeared on the tentative Parcel Map 19630 as filed, amended and approved by the Board of Supervisors on 12-16-83, the expiration date being 12-16-85; and that I am satisfied this map is technically correct.

Dated July 9, 1984, LeRoy D. Smart, County Surveyor

COUNTY ROAD COMMISSIONER'S CERTIFICATE

The County of Riverside, State of California, hereby approves the Parcel Map and accepts the offers of dedication made hereon, pursuant to the Subdivision Map Act and local ordinance for public road and public utility purposes. The County declares that the acceptance of the offers is to vest title in the County on behalf of the public for said purposes, but that said roads shall not become part of the County Maintained Road System until accepted pursuant to Section 941 of the Streets and Highways Code.

Dated July 9, 1984, County of Riverside, State of California. LeRoy D. Smart, County Road Commissioner

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

On this 10 day of July, 1984, received Parcel Map 19630. I hereby certify that all required certificates and documents have been filed. I do hereby submit this Parcel Map to the Office of the County Recorder.

Dated 7-10, 1984, Gerald A. Maloney, Clerk of the Board of Supervisors

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$1200.00 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 July 10, 1984, Gerald A. Maloney, Clerk of the Board of Supervisors. By R.D. O'Leary, Deputy

NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

Notice is hereby given that this property is located in the Mockingbird Canyon Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 1025 of Ordinance 460 and Section 66483, et seq of the Government Code and that said property is subject to fees for said Drainage Area. Notice is further given that, pursuant to Section 1025 of Ordinance 460, the land divider has elected to defer payment of the Drainage Fee to the time of issuance of a Grading or Building Permit for (certain parcels, or, all parcels) and that the owner of each parcel, at the time of issuance of either a grading or building permit, shall be required to pay the fee required at the rate in effect at the time of issuance of the actual permit.

NOTARY ACKNOWLEDGEMENT

State of California County of Riverside ss On this 30th day of JANUARY, 1984, before me ANGELA SANDERS, a Notary Public in and for said State, personally appeared ELI HOBSON & RUTH HOBSON known to me on the basis of satisfactory evidence to be the persons whose names are subscribed instrument, and they acknowledged to me that they executed the same.

WITNESS my hand and official seal My command expires 7-21-85

ANGELA SANDERS, Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California County of Riverside ss On this 20th day of JUNE, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT C. WRIGHT known to me on the basis of satisfactory evidence to be the Asst. Secretary, and known to me on the basis of satisfactory evidence to be the of Ticor Title Ins. a California corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal My commission expires FEB. 1, 1987

Linda Cox, Notary Public in and for said State

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 \$1,200.00

Dated June 28, 1984, R Wayne Watts, County Tax Collector

BY Maria Torres, Deputy

P.M.B. 122/65

P.M.B. 122/65

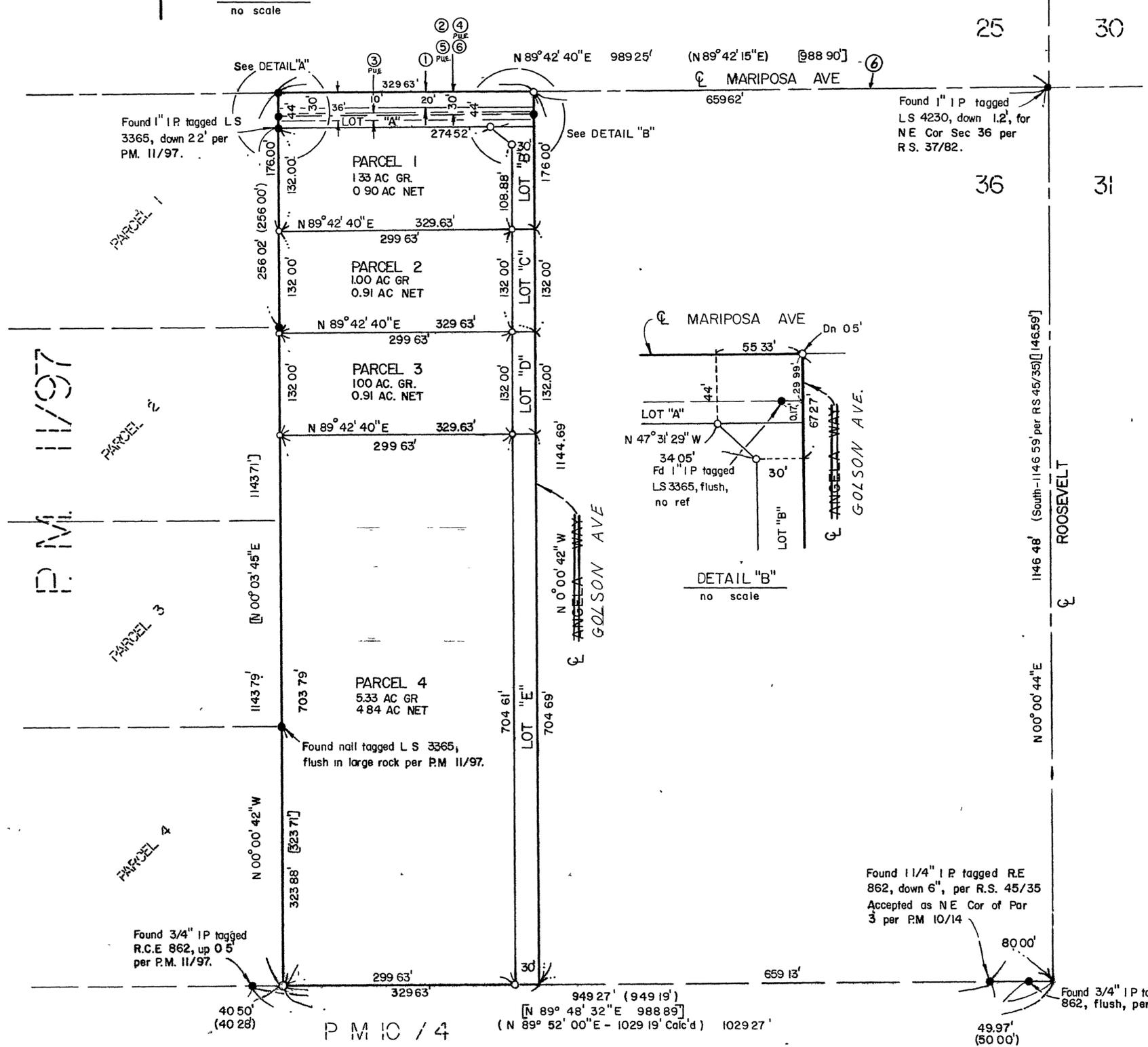
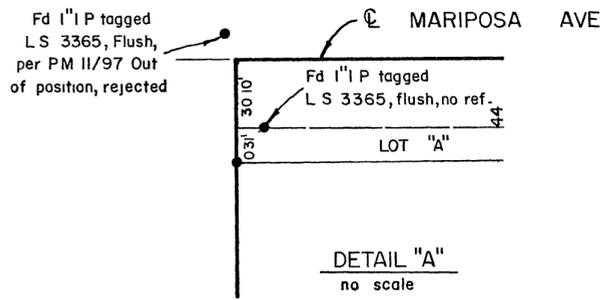
P.M. 122/65

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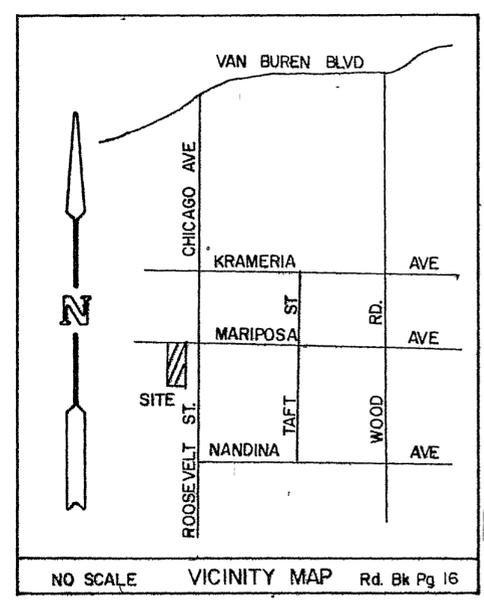


SURVEYOR'S NOTES

- Indicates found 1" IP flush, tagged L S 3365 per P.M. 11/97, unless otherwise indicated
 - Indicates set 1" IP flush, tagged L S 4343, unless otherwise indicated.
 - () Denotes record data per P.M. 10/14 unless otherwise noted
 - [] Denotes record data per P.M. 11/97 unless otherwise noted
- Basis of Bearings is taken from the North line of Parcel 3 per P.M. 10/14 being N89°52'00"E.
- Total Gross Acreage 8.66 acres
- All IP dimensions shown are inside diameter

EASEMENT NOTES

- ① An easement for ingress, egress and waterlines in favor of I R Gerhart and Lulu S Gerhart recorded 12/19/68 as Inst No 123655, Official Records of Riverside Co.
- ② An easement for road purposes in favor of Edward D Anderson and Theresa O Anderson recorded 3/21/69 as Inst No 27654, Official Records of Riverside Co
- ③ An easement for either or both pole lines, conduits or underground facilities and incidental purposes in favor of Southern California Edison Co recorded 5/14/73 as Inst No 62466, Official Records of Riverside Co
- ④ An easement for ingress, egress and pipelines in favor of Western Municipal Water District recorded 2/3/76 as Inst No 14603, Official Records of Riverside Co
- ⑤ An easement for pipelines in favor of Southern California Gas Co recorded 3/8/78 as Inst No 43507, Official Records of Riverside Co
- ⑥ A Declaration of Dedication for public roads, public utilities and public services recorded 2/17/74 as Inst No. 22859, Official Records of Riverside Co



WO No. 83-64

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