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146/27

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 18899

SHOWING A DIVISION OF A PORTION OF THE W. 1/2 OF THE N.W. 1/4 OF SECTION 31, T.3 S., R.5 W., S.B.B. & M. AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE PER M.B. 7/10, S.B. CO. REC.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS

AUGUST 1987

RECORDER'S CERTIFICATE

FILED THIS 27TH DAY OF OCTOBER, 1987 AT 4:00 P.M. IN BOOK 146 OF PARCEL MAPS, AT PAGES 27-29, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 309339
FEE \$10.00

WILLIAM E. CONERLY
COUNTY RECORDER
BY: Sarita Ragan, DEPUTY

SUBDIVISION GUARANTEE FIRST AMERICAN TITLE INS.CO.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE 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 "G", INCLUSIVE.

Fred R. Waugh

FRED R. WAUGH TRUSTEE OF THE WAUGH FAMILY TRUST UNDER DECLARATION OF TRUST, DATED MARCH 28, 1974

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

ON Oct. 5, 1987 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRED R. WAUGH PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

WITNESS MY HAND MY COMMISSION EXPIRES JUNE 7, 1991

Delores M. Baker MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE
NOTARY PUBLIC IN AND FOR SAID STATE COUNTY

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

ON THIS 26TH DAY OF October, 1987 I RECEIVED PARCEL MAP 18899. I HEREBY CERTIFY THAT ALL REQUIRED CERTIFICATES AND DOCUMENTS HAVE FILED. I DO HEREBY SUBMIT THIS PARCEL MAP TO THE OFFICE OF COUNTY RECORDER.

DATED Oct. 26, 1987 Cheri Andelkovic Deputy
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

COUNTY SURVEYOR & ROAD COMMISSIONER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP 18899 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 13, 1984, THE EXPIRATION DATE BEING NOVEMBER 13, 1987; AND THAT I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON 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 341 OF THE STREETS AND HIGHWAY CODE.

COUNTY OF RIVERSIDE, STATE OF CALIF.

DATED Oct 19, 1987 Le Roy D. Smoot
COUNTY SURVEYOR & ROAD COMMISSIONER



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

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460, AND SECTION 66483, ET. SEQ. OF THE GOVERNMENT CODE AND SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 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 SAID 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

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.

DATED October 19, 1987

R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Debbie L. Mooreham DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF _____ 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 _____, 1987

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY

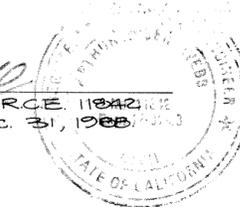
ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FRED R. WAUGH ON SEPT. 18, 1987.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

DATE: SEPT. 14, 1987

Albert Webb
A HUBERT WEBB, R.C.E. 11842
R.C.E. EXPIRES DEC. 31, 1988



PM 146127

146/29

COPY

PARCEL MAP NO. 18899

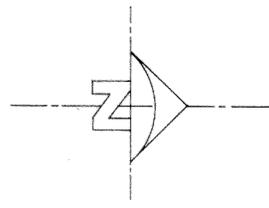
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA
SHOWING A DIVISION OF A PORTION OF THE W. 1/2 OF THE N.W. 1/4
OF SECTION 31, T.3 S., R.5 W., S.B.B. & M. AS SHOWN BY SECTION-
ALIZED SURVEY OF THE RANCHO EL SOBRANTE PER M.B. 7/10,
S.B. CO. REC.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
AUGUST 1987

SCALE 1" = 100'



SCALE IN FEET 1"=100'

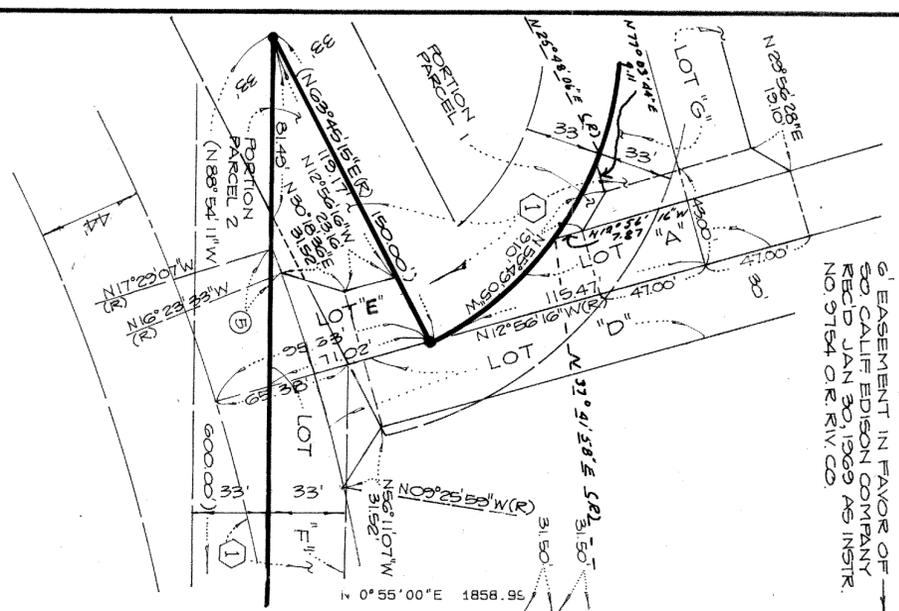


1/4" COR SEC. 31
PER R.S. 45/14 R.S.
30/28, R.S. 23/5, R.S. 31/10
R.S. 44/12

3/4" I.P. TAGGED
R.C.E. 2876 DN. 3"
PER R.S. 45-14

3/4" I.P. TAGGED
R.C.E. 2876 DN. 4"
PER R.S. 45/14, R.S. 31/10

EASEMENT IN FAVOR OF
S.D. CALIF. EDISON COMPANY
REC'D JAN 30, 1969 AS INSTR.
NO. 9754 O.R. R.I.V. CO.



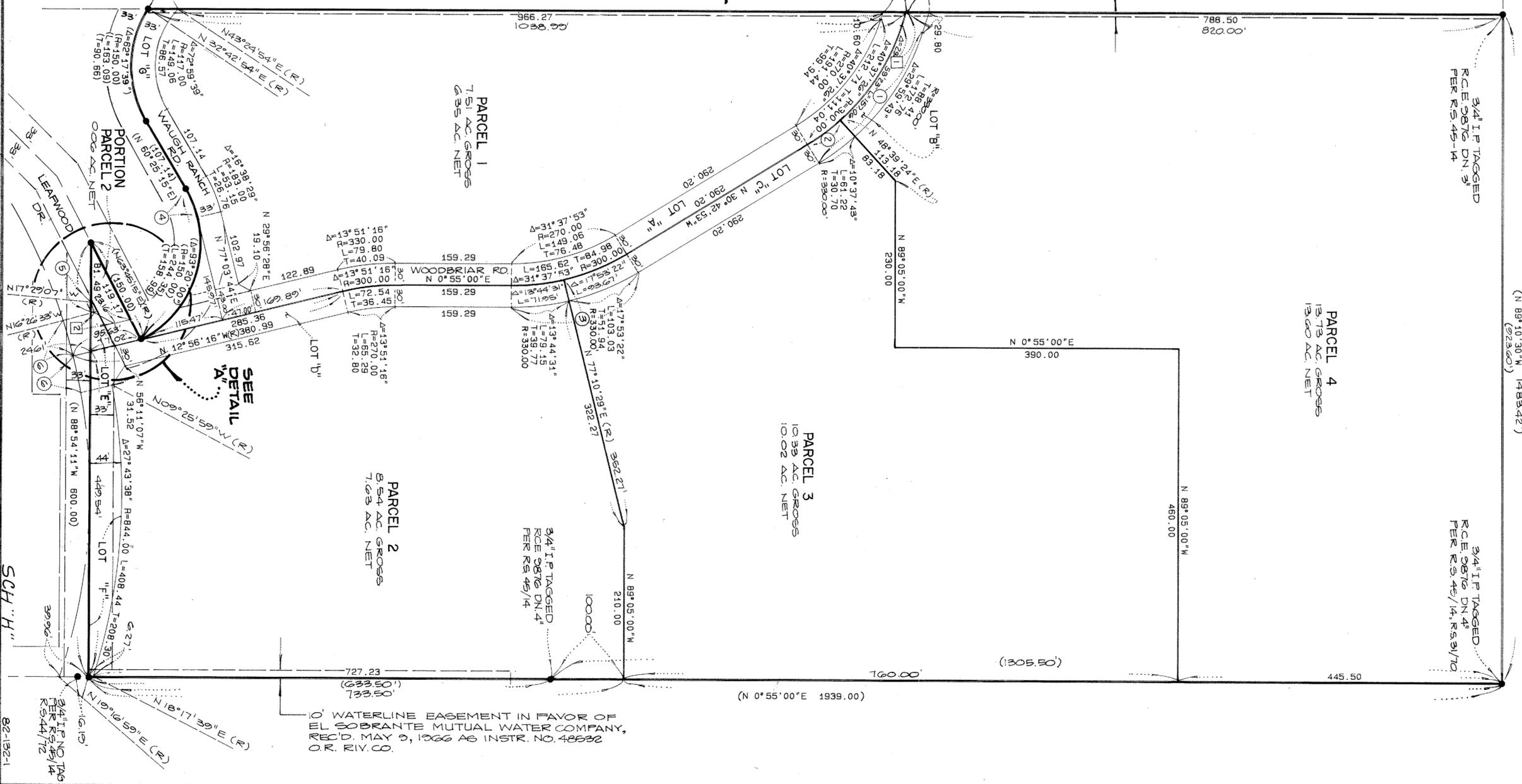
DETAIL "A"

SCALE: 1"=50'

TANGENT DATA		
№	BEARING	DISTANCE
1	N 71° 20' 19" W	20.20
2	N 30° 18' 36" E	31.52

CURVE DATA			
№	Δ	R	L
1	22° 59' 43"	330.00	233.92
2	10° 37' 43"	300.00	55.65
3	31° 57' 53"	330.00	182.18
4	16° 38' 29"	150.00	43.57
5	01° 02' 34"	844.00	15.36
6	03° 30' 17"	800.00	48.93

EXISTING ROAD AND PUBLIC UTILITY
EASEMENTS, INST. NO. 195464, REC.
NOV. 10, 1964



SCH "H"

PM 146/29