

IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

PARCEL MAP 23359

BEING A SUBDIVISION OF A PORTION OF LOTS 13 AND 14 IN BLOCK 53 OF THE RIVERSIDE LAND AND IRRIGATION COMPANY AS SHOWN BY MAP ON FILE IN MAP BOOK 1, PAGE 44, RECORDS OF RIVERSIDE COUNTY -- LOCATED IN SECTION 22, T.3 S., R.6 W. SBM. ALSO BEING A PORTION OF RANCHO EL SOBRANTE DE SAN JACINTO

RECORDER'S STATEMENT FILED THIS 10th DAY OF NOVEMBER 1988, AT 12:00 P.M. IN BOOK 153 OF PARCEL MAPS, AT PAGES 53-55 AT THE REQUEST OF THE CLERK OF THE BOARD NO. 329778 FEE \$10.00 WICKLIAM E. CONERLY, COUNTY RECORDER BY: Anita Kagan, DEPUTY SUBDIVISION GUARANTEE: COMMONWEALTH LAND TITLE COMPANY



OWNERS STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG MAGNOLIA AVENUE TO THE PUBLIC. THE OWNERS OF PARCELS 1 AND 2, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL.

ALSO EXCEPTING TWO 40' DRIVEWAY OPENINGS FOR PARCEL 2 AND ONE 45' DRIVEWAY OPENING FOR PARCEL 1 AS SHOWN HEREON.

ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

Signature: Neville F. Aicklen

TERRA CALC

JULY 1988

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 \$

DATED: October 31, 1988

R. WAYNE WATTS, TREASURER-TAX COLLECTOR BY: Debbie L. Moneyham, DEPUTY

ENGINEERS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DICK LEWIS ON JULY 2, 1988.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE 10-24-88; 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.

Signature: Kenneth A. Powers, R.C.E. 33820

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: _____, 19____ GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS BY: _____, DEPUTY

CASH TAX BOND R. WAYNE WATTS, COUNTY TAX COLLECTOR

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 23359 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 8-16-88, THE EXPIRATION DATE BEING 8-16-90, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT. DATE: Oct 28, 1988

Signature: LaRoy D. Groot, COUNTY SURVEYOR



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF R.I.

ON August 4, 1988 BEFORE ME Laurel Jean Baumana, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Neville F. Aicklen AND _____ (PERSONALLY KNOWN TO ME/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 AND OFFICIAL SEAL. MY COMMISSION EXPIRES Sept. 30, 1989

Signature: Laurel Jean Baumana



BOARD OF SUPERVISORS STATEMENT

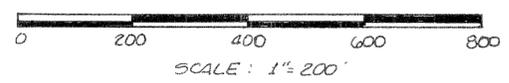
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM.

DATED: Nov 8, 1988 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BY: _____ CHAIRMAN OF THE BOARD OF SUPERVISORS

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

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TERRA CALC ENGINEERING JULY 1988

PM 20451
PM 133/22-24

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP ARE BASED ON THE C. OF MAGNOLIA AVE. PER PARCEL MAP 20451 ON FILE IN BK. 133, PGS 122 THRU 124 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY CALIFORNIA. THIS BEARING BEING TAKEN AS N 55° 41' 45" E.

ENGINEERS NOTES

- △ INDICATES A 2" I.P. W/R.C.E. 21740 TAG TO BE SET FLUSH PER P.M. 133/22-24
- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET 1" I.P. W/R.C.E. 33820 TAG FLUSH UNLESS NOTED OTHERWISE (PER RIV. CO. STD "A")
- () INDICATES RECORDED & MEASURED DATA PER PM 133/22-24 UNLESS OTHERWISE NOTED
- ||||| INDICATES RESTRICTED ACCESS
- DWY. INDICATES DRIVEWAY OPENING

EASEMENT NOTES

AN EASEMENT FOR DITCHES, FLUMES, OR PIPE LINES IN FAVOR OF J.T. HAMMER AND W.H. JAMESON AS DISCLOSED BY INST. REC. D. 01-02-1906 IN BK. 217, PG. 113 OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

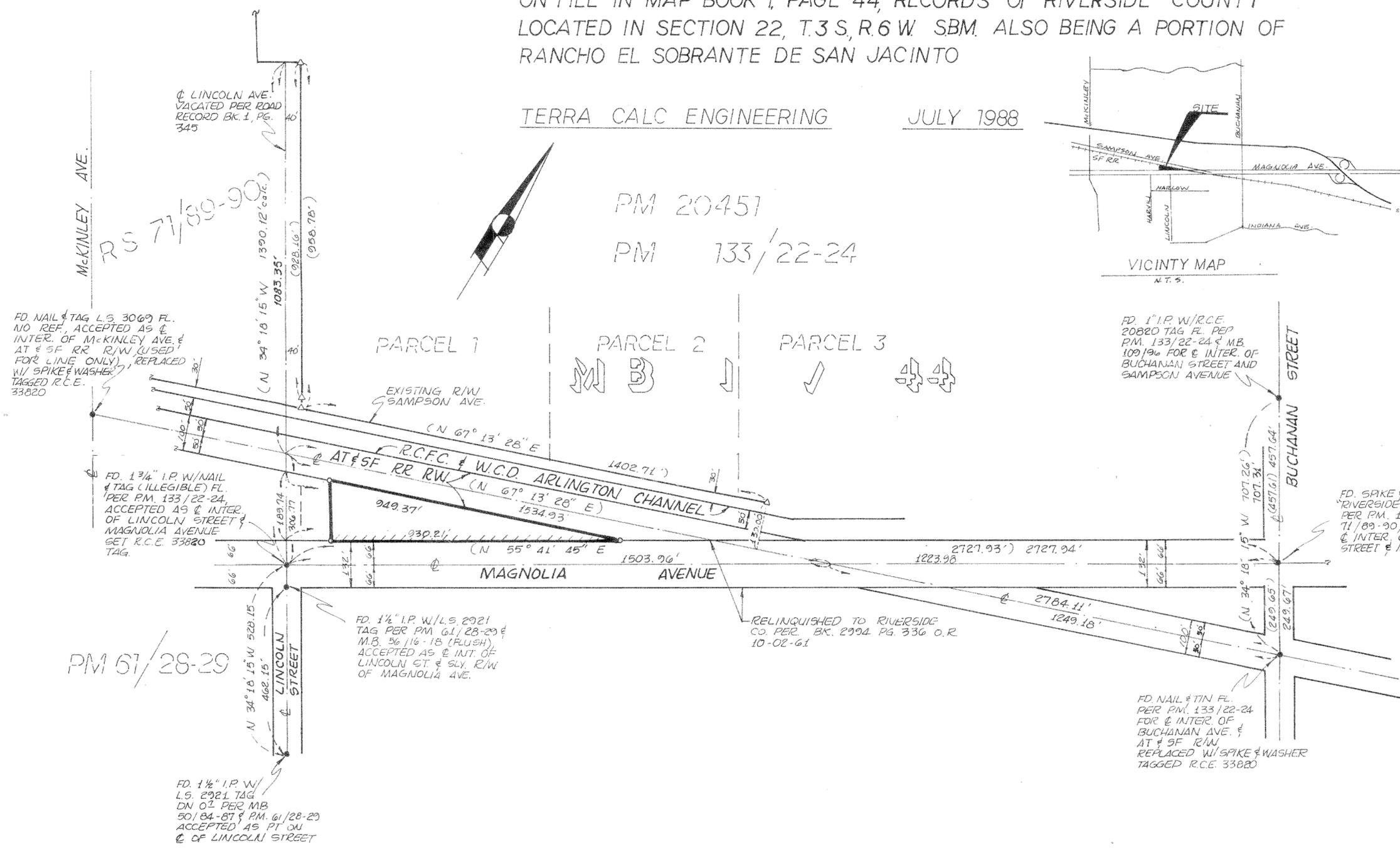
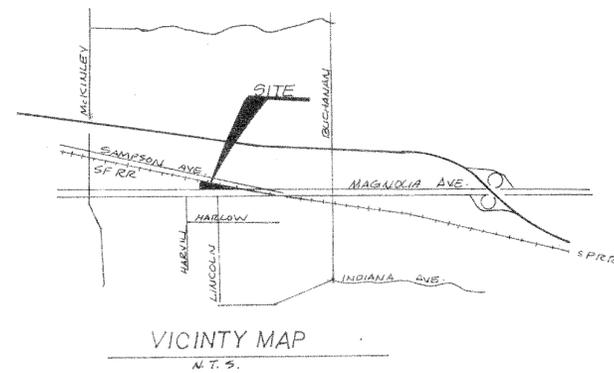
— TOTAL ACREAGE IS 1.53 ACRES —
ALL MONUMENTS SET PER RIV. CO. ORD. 4614

ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP UNLESS OTHERWISE NOTED.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 16 PAGE 25

THIS AFFECTS PARCELS 1 AND 2



PM 153/54

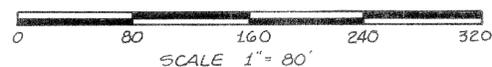
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PARCEL MAP 23359

BEING A SUBDIVISION OF A PORTION OF LOTS 13 AND 14 IN BLOCK 53 OF THE RIVERSIDE LAND AND IRRIGATION COMPANY AS SHOWN BY MAP ON FILE IN MAP BOOK 7, PAGE 44 RECORDS OF RIVERSIDE COUNTY LOCATED IN SECTION 22, T.3 S., R.6 W. SBM ALSO BEING A PORTION OF RANCHO EL SOBRANTE DE SAN JACINTO.

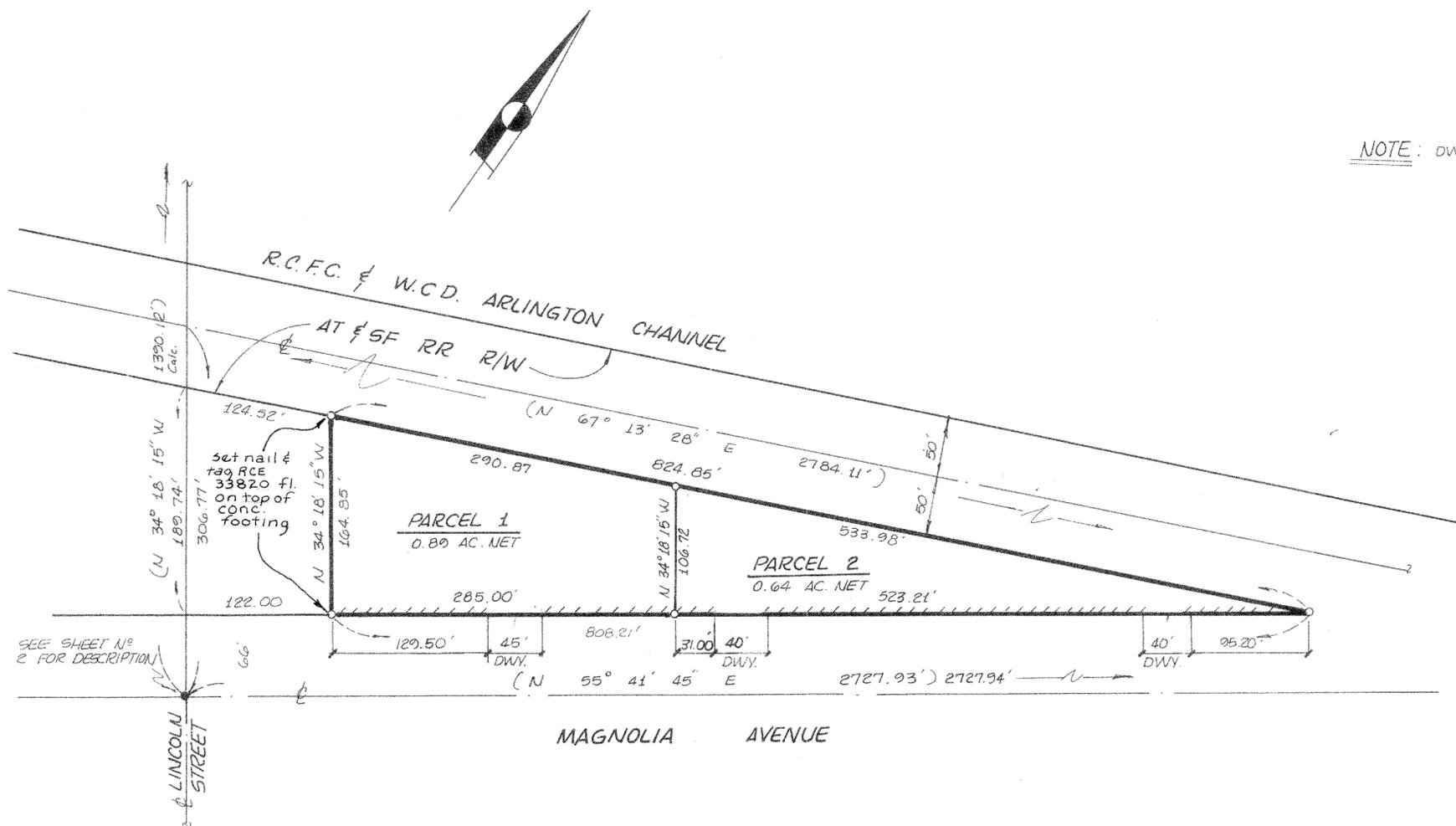
TERRA CALC ENGINEERS

JULY 1988



SEE SHEET NO 2 FOR ENGINEERS NOTES AND EASEMENT NOTES

NOTE: DWY. - INDICATES DRIVEWAY OPENING



SEE SHEET NO 2 FOR DESCRIPTION