

COPY

154/25
P.M.B. 154/25

OWNER'S STATEMENT

WE HEREBY STATE 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 "D", INCLUSIVE.

Herbert R. Hickman Violet R. Hickman
HERBERT R. HICKMAN AND VIOLET R. HICKMAN
HUSBAND AND WIFE AS JOINT TENANTS

PARCEL MAP 21252

Being a division of Parcel 4 of P.M. 10297 as shown per map on file in Book 49 page 100 of Parcel Maps, Records of Riverside County, located in the S.E. 1/4 of Section 30, T.3S, R.4W. S.B.M.

ROBERT L. TAYLOR · CIVIL ENGINEER JANUARY 1988

RECORDER'S STATEMENT

FILED THIS 22ND DAY OF DECEMBER, 1988, AT 2:00 P.M. IN BOOK 154 OF PARCEL MAPS, AT PAGES 25+26, AT THE REQUEST OF THE CLERK OF THE BOARD.

No. 378005
FEE \$900
WILLIAM E. CONERLY, COUNTY RECORDER
BY: *Sarita Ragan*, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE CO

ENGINEER'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 VIOLET HICKMAN ON 12/18/87. 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 _____; 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.



Robert L. Taylor
ROBERT L. TAYLOR · R.C.E. 10470

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 \$ _____.

DATE: *December 1*, 1988
R. WAYNE WATTS, COUNTY TAX COLLECTOR
BY: *Pickie A. Monaghan*, 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: _____, 19____
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____, DEPUTY
CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

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

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED WITHIN THE MOCKINGBIRD CANYON DRAINAGE AREA 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 A BUILDING PERMIT, SHALL BE REQUIRED TO PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

COUNTY SURVEYOR & ROAD COMMISSIONER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 21252 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON NOV 6 1987, THE EXPIRATION DATE BEING NOV 6 1989; AND THAT I AM SATISFIED THIS 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, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM.

DATED: *Dec. 15*, 1988
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
LeRoy D. Smoot
LeRoy D. Smoot,
COUNTY SURVEYOR & ROAD COMMISSIONER



CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

ON THIS 15th DAY OF December 1988, I RECEIVED PARCEL MAP 21252. I HEREBY STATE THAT ALL REQUIRED CERTIFICATES AND DOCUMENTS HAVE BEEN FILED. I DO HEREBY SUBMIT THIS PARCEL MAP TO THE OFFICE OF THE COUNTY RECORDER.

DATED: 12-15 1988
Maria Broad, Deputy
GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF _____) S.S.
ON THIS _____ DAY OF _____, 19____,
BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED _____
KNOWN TO ME TO BE THE _____
PRESIDENT, AND _____
KNOWN TO ME TO BE THE _____ SECRETARY
OF _____
A CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT,
AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE
WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION
THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH
CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT
TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF
DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) S.S.
ON THIS 30th DAY OF November, 1988,
BEFORE ME, Leslie Duckett
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY
APPEARED Herbert R. Hickman and Violet R. Hickman
(PERSONALLY KNOWN TO ME/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 (HE/SHE/THEY) ACKNOWLEDGED TO ME THAT (HE/SHE/THEY)
EXECUTED (THE SAME/IT).

WITNESS MY HAND AND OFFICIAL SEAL

Leslie Duckett
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 3-8-91

PM 154/25

P.M.B. 154/25

Copy

154/26

PARCEL MAP 21252

Being a division of Parcel 4 of P.M. 10297 as shown per map on file in Book 49 page 100 of Parcel Maps, Records of Riverside County, located in the S.E. 1/4 of Section 30, T.3S, R.4W. S.B.M.

FD. 2" x 2" STAKE W/ 2' TIES, FLUSH, OVER 1 1/4" I.P. W/ RIV. CO. SUR. TAG, 26" DN, PER RIV. CO. SUR. F.B. 987, PG. 45, P.M. 22/7, R.S. 62/87, P.M. 38/76 AND P.M. 49/100; ACCEPTED AS 1/16 COR, SET TAG R.C.E. 10470, IN 2" x 2" STAKE.

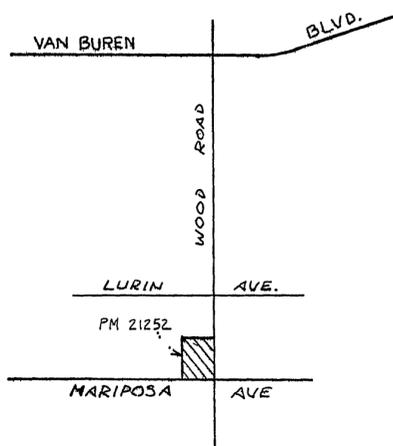
Scale: 1" = 30'

ROBERT L. TAYLOR · CIVIL ENGINEER

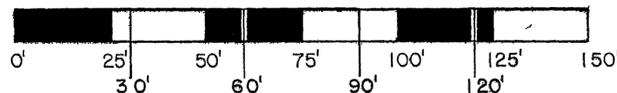
January 1988

LURIN AVE.

Vicinity map - no scale



SCALE: 1" = 30'



P.M. 49/100
PARCEL 3

PARCEL 2
0.57 Ac. Gr.
0.46 Ac. Net

PARCEL 3
0.62 Ac. Gr.
0.46 Ac. Net

PARCEL 4

PARCEL 1
0.51 Ac. Gr.
0.48 Ac. Net

FD. 1" I.P. TAGGED L.S. 3365, PER P.M. 49/100, DISTURBED; REPLACED W/ 1" I.P. TAGGED R.C.E. 10470, DN. 2"

FD. 1" I.P. TAGGED L.S. 3365 PER P.M. 49/100, DISTURBED; REPLACED W/ 1" I.P. TAGGED R.C.E. 10470 DN. 2"

ENGINEER'S NOTES:

- Denotes monument found as noted.
- Denotes 1" I.P. tagged L.S. 3365, found 2" down unless otherwise noted, per P.M. 49/100
- Denotes 1" I.P. tagged R.C.E. 10470 set 2" down unless otherwise noted.

M&R Denotes measured & record per P.M. 49/100

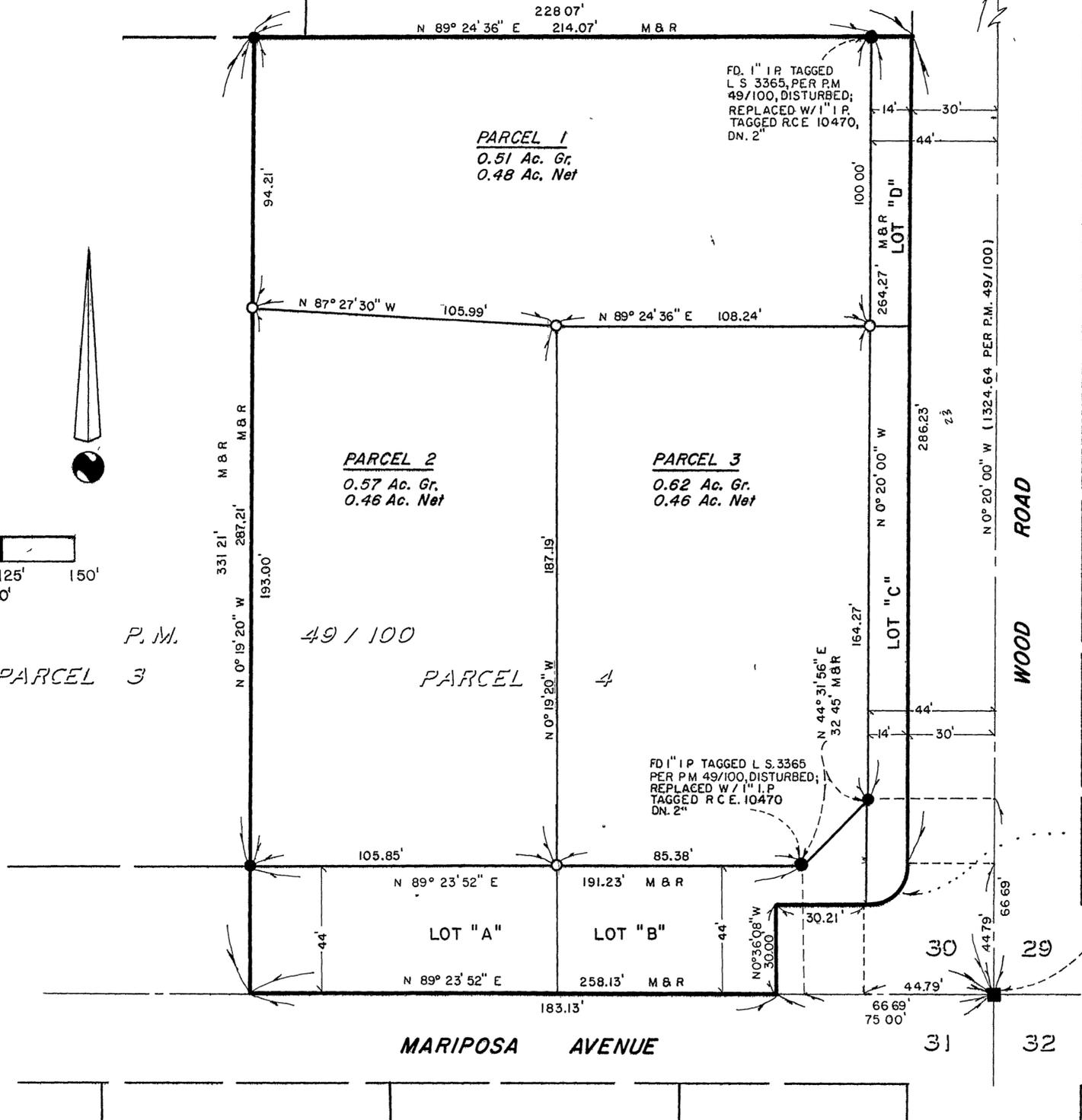
BASIS OF BEARINGS has been taken from the West line of Parcel 4 as shown per Map on file in Book 49, Page 100 of Parcel Maps, Records of Riverside County as being N 0° 19' 20" W

TOTAL ACREAGE:

Gross: 1.70 Ac
Net: 1.40 Ac.

R = 15.00'
L = 23.49'
T = 14.93'
Δ = 89° 43' 52"

FD. 1" I.P. W/ RIV. CO. SUR. TAG, DN. 15" ACCEPTED AS SE COR. OF SEC. 30 PER P.M. 87/78



P.M.B. 154/26

P.M.R. 154/26

P.M. 154/26