

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 23255

SHOWING A DIVISION OF A PORTION OF SECTION 36, T3S, R5W, OF THE SECTIONALIZED RANCHO EL SOBRANTE DE SAN JACINTO PER M B 118 RECORDS OF SBCO

ACTION SURVEYS AUGUST, 1988

OWNER'S 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 to public use for street and public utility purposes, LOTS "A" AND "B" I ALSO HEREBY DEDICATE TO PUBLIC USE THE RECREATION TRAIL EASEMENT, AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF RECREATION TRAILS

Signature of Sebastiano Sterpa, TRUSTEE UNDER THE TRUST DATED NOV 1, 1977

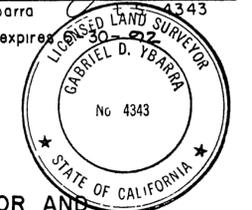
RECORDER'S STATEMENT

Filed this 26th day of February, 1990, at 2:00 P M in Book 162 of Parcel Maps, at Pages 30-31, at the request of the Clerk of the Board No 69678 Fee \$ 8.00 William E Conerly, County Recorder By Maria Broas, Deputy Subdivision Guarantor FIRST AMERICAN TITLE INSURANCE CO.

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 SEBASTIANO STERPA in JUNE, 1987 I hereby state that all monuments are of the character and occupy the positions 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

DATED 6-1-89 Signature of Gabriel D Ybarra, Registration expires 3-30-92



COUNTY SURVEYOR AND 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 23255 as filed, amended and approved by the Board of Supervisors on 8-30-88, the expiration date being 8-30-90, 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 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 THE RECREATION TRAIL AS SHOWN HEREON IS HEREBY NOT ACCEPTED Dated February 16, 1990 County of Riverside, State of California Signature of Ivan F Tennant, County Surveyor and Acting Road Commissioner



CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

On this 22nd day of February, 1990, I received Parcel Map 23255 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 2-22, 1990 Signature of Maria Broas, Deputy Clerk of the Board of Supervisors

NOTARY ACKNOWLEDGEMENT

State of California } ss County of Los Angeles } On this 1 day of May, 1989, before me James P Vitale, a Notary Public in and for said State, personally appeared Sebastiano Sterpa 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 command expires 3-26-90 Signature of James P Vitale, Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California } ss County of } On this day of 198, before me, a Notary Public in and for said State, personally appeared proved to me on the basis of satisfactory evidence to be the and proved to me on the basis of satisfactory evidence to be the of a 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 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 \$ Dated November 28, 1989 R Wayne Watts, County Tax Collector BY Ruben L. Ammerman 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 AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR DRAINAGE FACILITIES NOTICE IS FURTHER GIVEN THAT, THE LAND DIVIDER HAS ELECTED TO DEFER PAYMENT OF THE DRAINAGE FEE TO THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT FOR 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 RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT

SIGNATURE OMISSIONS

THE SIGNATURE OF GERALDINE SPAIN, THE OWNER OF AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY DOCUMENT RECORDED DECEMBER 19, 1968 AS INSTRUMENT No 123655, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (A) (3) OF THE SUBDIVISION MAP ACT ITS INTEREST CANNOT RIPEN INTO A FEE THE SIGNATURE OF THERESA D ANDERSON, THE OWNER OF AN EASEMENT FOR ROAD PURPOSES AS DISCLOSED BY DOCUMENT RECORDED MARCH 21, 1969 AS INSTRUMENT No 27654, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (A) (3) OF THE SUBDIVISION MAP ACT ITS INTEREST CANNOT RIPEN INTO A FEE

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 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 June 2, 1989 Gerald A Maloney Clerk of the Board of Supervisors BY Bernice J. Maloney DEPUTY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 2 SHEETS

PARCEL MAP 23255

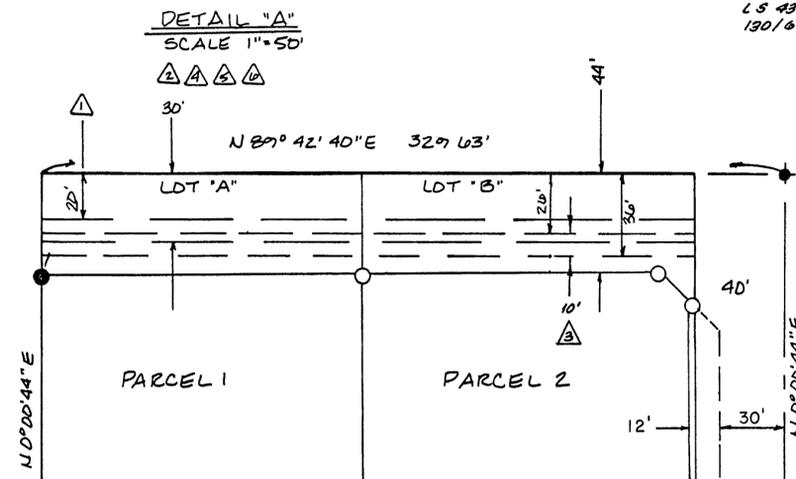
SHOWING A DIVISION OF A PORTION OF SECTION 36, T.3S., R.5W., OF THE SECTIONALIZED RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1/8 RECORDS OF SB.CO
ACTION SURVEYS AUGUST, 1988

SURVEYOR'S NOTES

- DENOTES FOUND 1" I.P. TAGGED L.S. 4343, FLUSH, PER P.M. 130/07-08, UNLESS OTHERWISE NOTED
 - DENOTES FOUND 1" I.P. TAGGED L.S. 4343, FLUSH, PER P.M. 142/3-4
 - DENOTES SET 1" I.P. TAGGED L.S. 4343, FLUSH, UNLESS OTHERWISE NOTED
 - () DENOTES RECORDED AND MEASURED DATA PER P.M. 130/07-08
 - [] DENOTES RECORDED AND MEASURED DATA PER P.M. 142/3-4
- ALL I.P. DIMENSIONS ARE INSIDE DIAMETER
- TOTAL GROSS ACRES = 4.02
- BASIS OF BEARINGS IS TAKEN FROM THE CENTERLINE OF MARIPOSA AVENUE PER P.M. 130/07-08, BEING N89°42'40"E

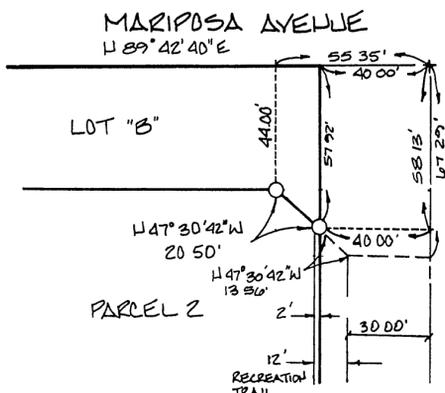
ENVIRONMENTAL CONSTRAINT NOTE

AN ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR IN E.C.S. BOOK 17 PAGE 59



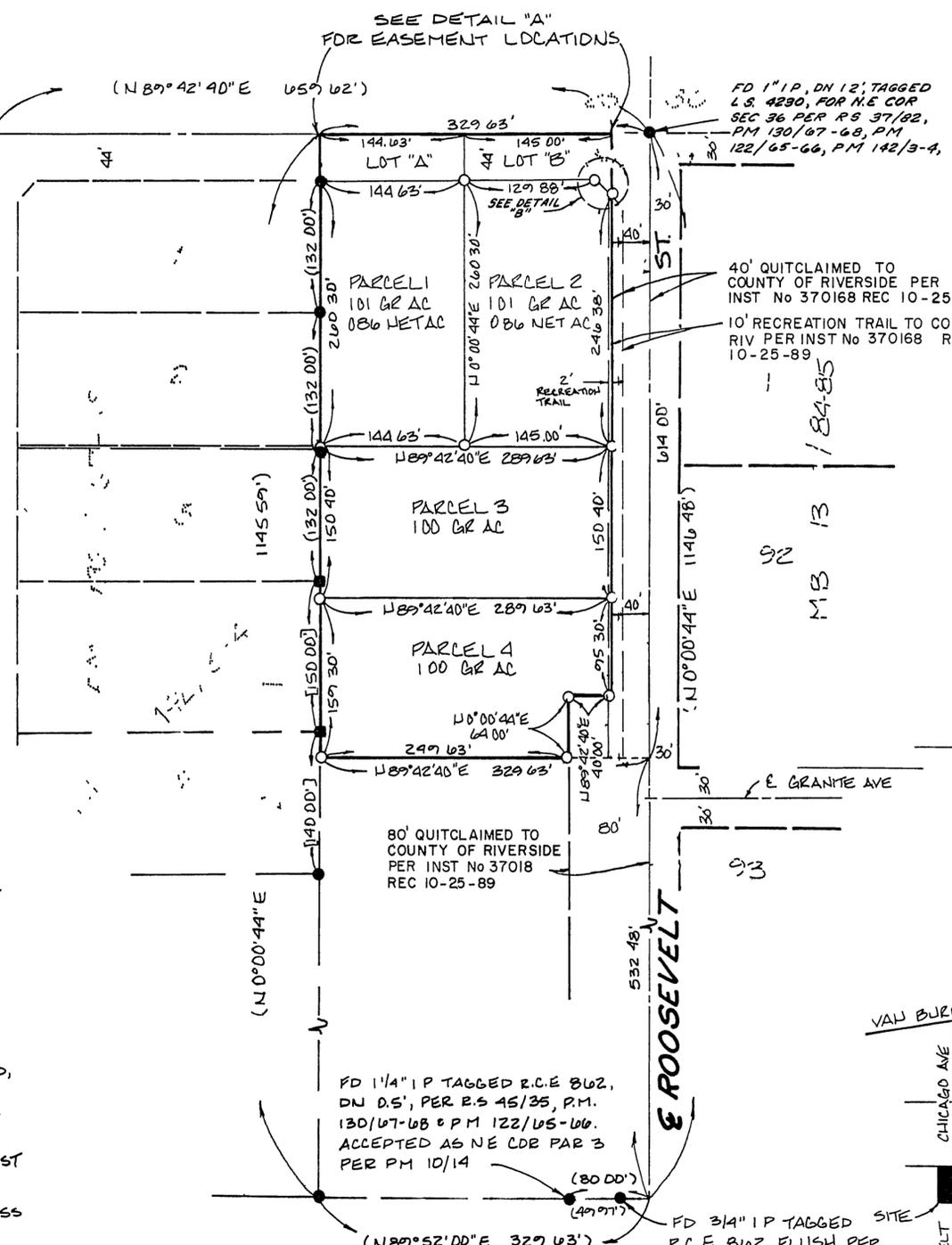
FD 1" I.P., DN 0.5', TAGGED L.S. 4343, PER P.M. 130/07-08, P.M. 142/3-4.

DETAIL "B" SCALE 1"=40'



EASEMENT NOTES

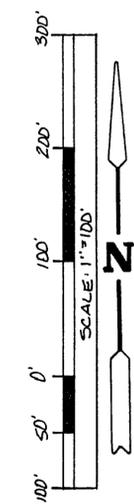
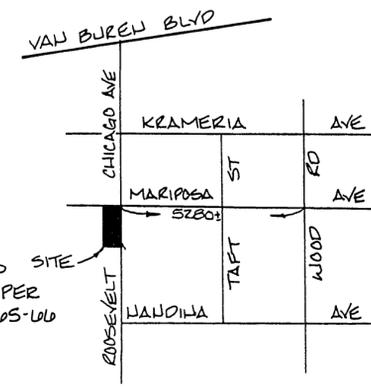
- △ AN EASEMENT FOR INGRESS & EGRESS IN FAVOR OF GERALDINE SPAIN PER INST. NO. 123055 RECORDED 12/19/08 RIV. CO. REC.
- △ AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF THERESA D. ANDERSON PER INST. NO. 27054 RECORDED 3/21/09 RIV. CO. REC.
- △ AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIF. EDISON CO. PER INST. NO. 119455 RECORDED 9/11/73 RIV. CO. REC.
- △ DECLARATION OF DEDICATION FOR PUBLIC ROAD, PUBLIC UTILITY & PUBLIC SERVICE USES PER INST. NO. 0073 RECORDED 1/10/74 RIV. CO. REC.
- △ AN EASEMENT FOR PIPE LINES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT PER INST. NO. 41500 RECORDED 3/30/76 RIV. CO. REC.
- △ AN EASEMENT FOR PIPE LINES, INGRESS & EGRESS IN FAVOR OF SOUTHERN CALIF. GAS CO. PER INST. NO. 204039 RECORDED 11/23/82 RIV. CO. REC.



FD 1" I.P., DN 12', TAGGED L.S. 4280, FOR N.E. COR. SEC. 36 PER R.S. 37/82, P.M. 130/07-08, P.M. 122/65-66, P.M. 142/3-4.

FD 1 1/4" I.P. TAGGED R.C.E. 802, DN 0.5', PER R.S. 45/35, P.M. 130/07-08 & P.M. 122/05-06. ACCEPTED AS N.E. COR. PAR. 3 PER P.M. 10/14

FD 3/4" I.P. TAGGED SITE R.C.E. 802, FLUSH, PER P.M. 10/14, P.M. 122/05-06 & P.M. 130/07-08



P.M.B. 162/31

P.M.B. 162/31

PM 162/31