

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 24791

BEING A DIVISION OF A PORTION OF LOT 7 BLOCK 65 OF
CA SIERRA HEIGHTS NO. 2 PER MAP RECORDED IN BOOK 7
PAGE 66 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE
COUNTY, CALIFORNIA, LOCATED IN A PORTION OF SECTION 10
T.35.,R.6W.

DOUGLAS W. BEECROFT - SURVEYOR SEPTEMBER 1989
RIVERSIDE, CA.

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 parcel map as shown within the distinctive borderline. I hereby dedicate to public use for street and public utility purposes, Lot "A".

Kevin A. Martin
Kevin A. Martin

RECORDER'S STATEMENT

Filed this 19th day of September, 1990
at 1:00 P.M. in Book 166 of Maps, at the
request of City Clerk. Page 36-37
No. 348150
Fee \$8.00

William E. Conerly, County Recorder
By: Gina Hunzley, Deputy
Subdivision Guarantor, First American Title
Insurance Co.

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds and liens which have not been paid in full. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated: 5-9, 1990. Barbara J. Steckel
City Treasurer
By: David H. Wright

CITY ENGINEER'S STATEMENT

This map has been examined this 10th day of Sept., 1990 and it conforms with the requirements of the Subdivision Map Act and Title 18 of Riverside Municipal Code.

Barry Beck R.C.E. 20900
City Engineer Lic. exp. 9-30-93
By: Barry Beck

TENTATIVE MAP APPROVED JULY 20, 1989

TAX COLLECTOR'S STATEMENT

I hereby state 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 \$ 600.00. This Certification excludes any Supplemental Tax Assessment not yet extended.
Dated: May 9, 1990. R. Wayne Watts
County Tax Collector

By: Emile Wallace
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 600.00 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: May 9th, 1990. Gerald A. Maloney
Clerk of the Board of Supervisors
By: _____
Deputy

CASH TAX BOND
R. WAYNE WATTS,
TAX COLLECTOR - RIVERSIDE COUNTY
BY: Richard Brown
Deputy

SURVEYOR'S STATEMENT

This map was prepared by me or 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 Kevin A. Martin in May 1989. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I also hereby state that all monuments are of the character and occupy the positions indicated or that they will be set in such positions within one (1) year from the recording date of this map and that the monuments are or will be sufficient to enable the survey to be retraced.

Dated: Oct. 17, 1989.
Douglas W. Beecroft
Douglas W. Beecroft L.S. 4502
Expires: 9-30-90

NOTARY ACKNOWLEDGEMENT

State of California)
County of Riverside) ss

On March 16, 1990 before me, Cheri A. Mattson, a notary public in and for said state personally appeared Kevin A. Martin personally known to me to be the persons who names are subscribed to the within instrument and acknowledged that they executed the same.

My commission expires: 7-6-90
Witness my hand and official seal.

Cheri A. Mattson
Notary Public in and for said State



CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of two (2) sheets be and the same is hereby accepted as the final map of Parcel Map No. 24791 and the streets and easements are hereby accepted as public streets and easements and the city clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of Riverside, State of California, and affix the official seal of said city thereto. I hereby certify that the foregoing resolution was accepted by the mayor and council of the City of Riverside this 18th day of September, 1990.

Alice A. Hare
City Clerk of the City of Riverside
By: Alice A. Hare



UTILITIES EASEMENT

1. Rights of way and water rights as granted to Twin Buttes Water Company, a corporation, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipelines, flumes and conduits for conveying and distributing water for irrigation and domestic purposes, as set out in deed recorded August 11, 1919 in Book 508 Page 101 of Deeds, Records of Riverside County, California.
2. A permanent easement and right of way granted to Citizens Domestic Water Company, to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over and across the herein described property, together with certain water rights, as set out in deed recorded March 18, 1926 in Book 663 page 591 of Deeds, Records of Riverside County, California.

Dated: Sept 7, 1990 BILL D. CARNAHAN
Director of Public Utilities
By: Dieter P. Witzfeld

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

Distribution Systems Fees, Elevation Fees, Water Connection Charges and Backup Facility Capacity Charges have been paid for Parcels #1 and #2.

Electric Facilities

All Electric Fees have been paid and arrangements have been made, but, the developer's installed facilities have not been installed for Parcels #1 and #2.

Easements

All Public Utility easements shown are sufficient for all requirements of the Water and Electric Divisions of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN
Director of Public Utilities
By: Dieter P. Witzfeld

Dated: SEPT 7, 1990

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

1. An easement for either or both pole lines, conduits or underground facilities and incidental purposes, in favor of Southern California Gas Company, a corporation, in instrument recorded October 26, 1978 as Instrument No. 226059 of official Records of Riverside County, California, located within the southeasterly 10 feet of said land.



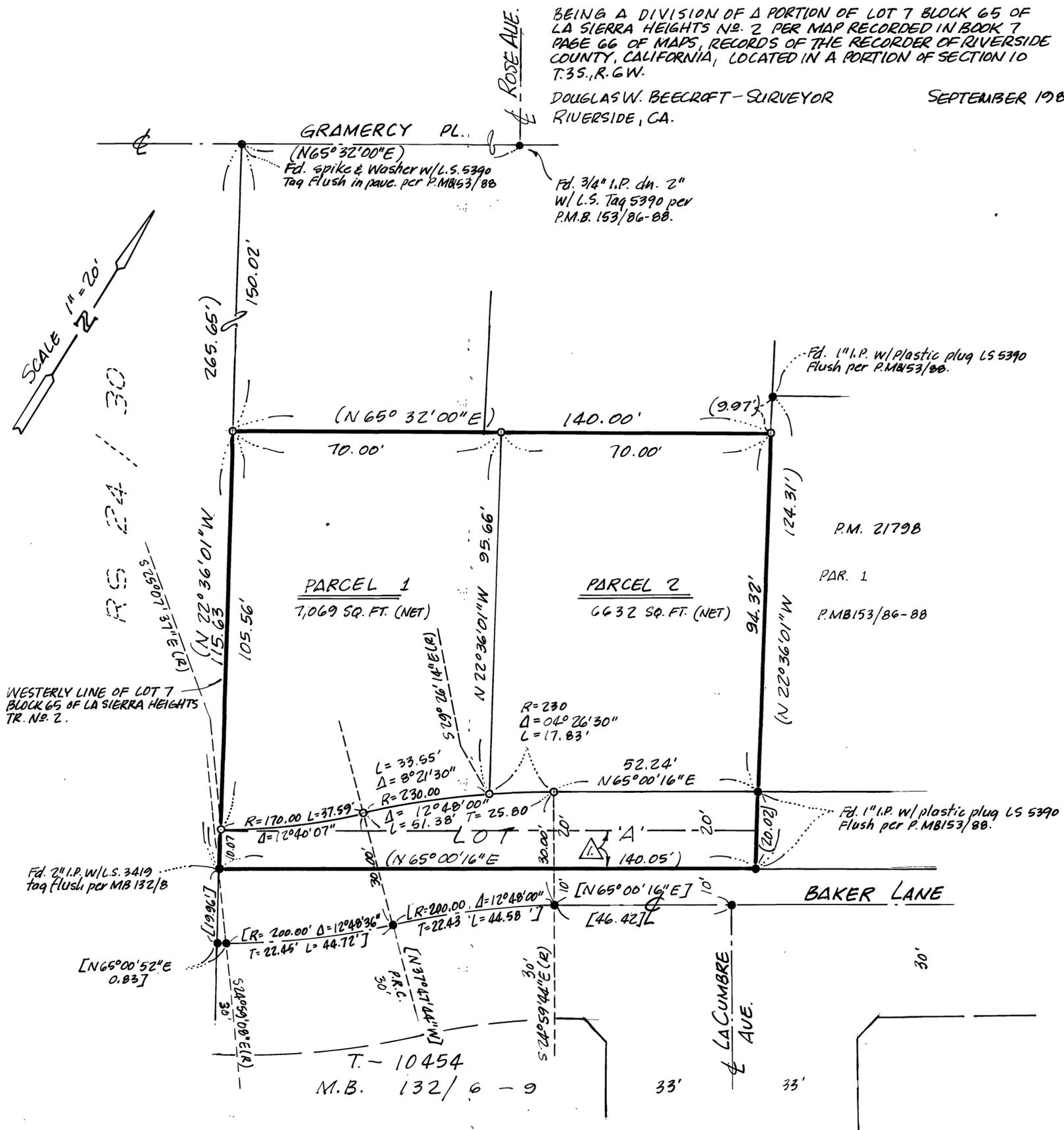
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

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DOUGLAS W. BEECRAFT - SURVEYOR
RIVERSIDE, CA.

SEPTEMBER 1989



SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: BASED ON THE CENTER-LINE OF BAKER LANE HAVING A BEARING OF N 65° 00' 16" E AS SHOWN ON P.M.B. 153/86-88.
2. ○ INDICATES SET 1" I.P. FLUSH W/L.S. 4502 TAG UNLESS OTHERWISE INDICATED.
3. ● INDICATES FOUND 1" I.P. W/L.S. TAG 3419 FLUSH PER M.B. 132/6-9 UNLESS OTHERWISE INDICATED.
4. () INDICATES MEASURED AND RECORDED PER P.M.B. 153/86-88.
5. [] INDICATES MEASURED AND RECORDED PER M.B. 132/6-9.

EASEMENT NOTES:

- △ 10' WIDE EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES GRANTED TO SOUTHERN CALIF. GAS CO. PER INST. 226059 REC. 10-26-78

"POTENTIAL LIQUEFACTION"

All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of building permit.

P.M.B. 166/37

P.M.B. 166/37