

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 25919

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 44 OF RIVERSIDE LAND AND IRRIGATING COMPANY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA (LOCATED IN SECTION 23, T35., R6W).

SEPTEMBER, 1990

TRI STATE ENGINEERING COMPANY
FULLERTON, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 12TH DAY OF SEPTEMBER, 1991, AT 2:00 PM IN BOOK 172 OF PARCEL MAPS AT PAGES 52+53 AT THE REQUEST OF THE CITY CLERK

FEE: \$ 8.00

NO. 317549
WILLIAM E. CONERLY, COUNTY RECORDER

BY: Santa Ragan DEPUTY.

SUBDIVISION GUARANTEE:
CONTINENTAL LAWYERS TITLE COMPANY.

OWNERS 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 AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC UTILITIES AND STREET PURPOSES: LOT "A".

CHEVRON U.S.A., INC., A PENNSYLVANIA CORPORATION

BY: Charles R. Kerr
ATTORNEY IN FACT FOR CHEVRON U.S.A., INC.,
A PENNSYLVANIA CORPORATION. CHARLES R. KERR
Mohamed Seirafi
MOHAMED SEIRAFI

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)
)ss.
COUNTY OF ORANGE)

ON THIS 24TH DAY OF APRIL, 1991, BEFORE ME, SHIRLEY J. WILLIAMS PERSONALLY APPEARED CHARLES R. KERR, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AS THE ATTORNEY-IN-FACT OF CHEVRON U.S.A., INC., A PENNSYLVANIA CORPORATION AND ACKNOWLEDGED TO ME THAT HE/SHE SUBSCRIBED THE NAME OF CHEVRON USA INC THERETO AS PRINCIPAL AND HIS/HER OWN NAME AS ATTORNEY-IN-FACT.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE
IN ORANGE COUNTY.

Shirley J. Williams

STATE OF CALIFORNIA)
)ss.
COUNTY OF ORANGE)

ON THIS 24TH DAY OF APRIL, 1991, BEFORE ME, SHIRLEY J. WILLIAMS A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MOHAMED SEIRAFI 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 IT AS OPTIONEE.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE
IN ORANGE COUNTY.

Shirley J. Williams

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES MAY 11, 1993.



MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES MAY 11, 1993.



UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

DISTRIBUTION SYSTEM FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL #1. NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #2.

ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO 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

DATED: MAY 17, 1991

BY: Dieter P. Witzfeld

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 19TH DAY OF June, 1991, AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK R.C.E. 20900
CITY ENGINEER (LIC. EXP. 9/30/93)

BY: Barry Beck

TENTATIVE MAP APPROVED 6-7-90

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 25919 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 THE CITY 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 20TH DAY OF August, 1991.



KAREN E. LINDQUIST
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.

BY: Karen E. Lindquist

UTILITIES EASEMENT STATEMENT:

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

1. RIGHT OF WAY AND WATER RIGHTS OF THE RIVERSIDE WATER COMPANY, TOGETHER WITH THE RIGHT OF ENTRY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAYBE REQUIRED. SAID RIGHTS OF WAY CANNOT BE PLOTTED. RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

DATED: MAY 17, 1991

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

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/OR 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: 5-14-91

BARBARA J. STECKEL
CITY TREASURER

BY: Barbara Steckel

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 \$16,000.00. This CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATED: May 10, 1991

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Emelyne Wallace
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$16,000.00 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 10, 1991

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Jane Sesta
DEPUTY

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 ORDINANCES AT THE REQUEST OF CHEVRON U.S.A., INC. ON MARCH 5, 1990. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. 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.

DATED: 10-25 19 90

BY: Robert H. Baker
ROBERT H. BAKER L.S. 2825
EXPIRATION 6/30/92



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.

PARCEL MAP NO. 25919

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SEPTEMBER, 1990

SCALE: 1" = 60'

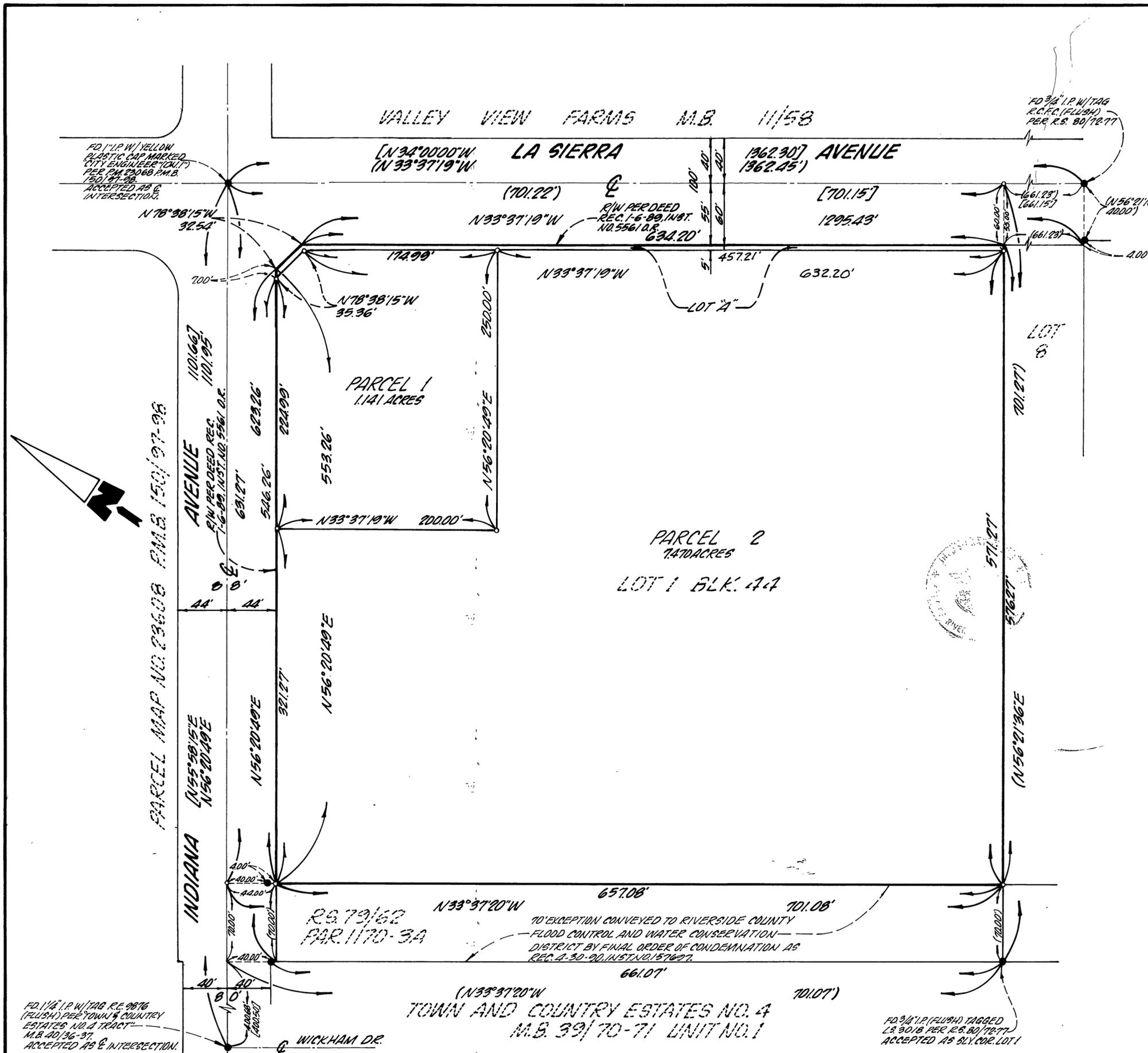
TRI STATE ENGINEERING COMPANY
FULLERTON, CALIFORNIA.

SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE CENTERLINE OF LA SIERRA AVENUE AS BEING N33°37'19"W AS SHOWN ON RECORD OF SURVEY BY MAP ON FILE IN BOOK 80 OF RECORD OF SURVEYS AT PAGES 78 THRU 77 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND 3/4" I.P. WITH BRASS TAG, MARKED R.C.F.C. & W.C.D. FLUSH, UNLESS OTHERWISE NOTED. PER R.S. 79/62: RIVERSIDE COUNTY RECORDS.
- INDICATES SET 1" I.P. WITH PLASTIC PLUG AND TAG STAMPED L.S. 2025, FLUSH, UNLESS OTHERWISE NOTED.
- (~) INDICATES MEASURED DATA, ALSO RECORD DATA PER R.S. 80/72-77.
- [~] INDICATES RECORD DATA PER MAP ENTITLED "TOWN & COUNTRY ESTATES NO. 4 UNIT NO. 2" PER M.B. 40/36-37.

TOTAL AREA WITHIN THE LAND BEING SUBDIVIDED - 6.688 ACRES



P.M.B. 172/53

P.M.B. 172/53