

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP 27636

BEING A PORTION OF LOT 212, LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN MAP BOOK 007, PAGE 003, RECORDS OF SAN BERNARDINO, CALIFORNIA LOCATED IN SECTION 26, T.2S., R.5W., S.B.M.

DECEMBER 1992

GABEL, COOK, & BECKLUND, INC.
RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 2nd DAY OF JUNE 1993, AT 2:00 P. M. INBOOK 180 OF PARCEL MAPS, AT PAGES 154/16 AT THE REQUEST OF THE CITY CLERK.

NO. 208045
FEE \$8.00
WILLIAM E. CONNERLY,
COUNTY RECORDER

BY: Santa Ragan, Deputy

SUBDIVISION FIRST AMERICAN TITLE
GUARANTEE INSURANCE COMPANY

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED MAY 20, 1993

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 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 AGAINST SAID PROPERTY.

DATED: 4 9 1993.

BARBARA J. STECKEL, CITY TREASURER

BY: Barbara Steckel

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES:

DISTRIBUTION SYSTEM FEE CONSIDERED PAID FOR PARCELS #1 AND #2 (1911 ACT). WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1 AND #2. NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #3. (COVENANT AND AGREEMENT EXECUTED FOR WATER MAIN REPLACEMENT REQUIREMENT FOR PARCEL #1 AND #2.)

ELECTRIC FACILITIES:

ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE BUT THE DEVELOPER INSTALLED FACILITIES, NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS #1, #2, AND #3, HAVE NOT BEEN INSTALLED.

EASEMENTS:

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: MAY 20, 1993

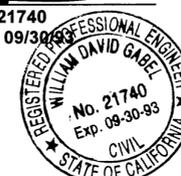
BY: Dieter P. Witzfeld

CIVIL 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 INLAND PACIFIC GROUP ON 25 NOVEMBER, 1992. 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, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 5 APR 93

WILLIAM D. GABEL RCE 21740
R.C.E. EXPIRATION DATE: 09/30/93



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 20th DAY OF May, 1993, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

TENTATIVE MAP APPROVED NOV. 5, 1992

BY: Barry Beck
BARRY BECK, R.C.E. 20900
CITY ENGINEER
LICENSE EXPIRES 9-30-93

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. 27636, 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 THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 1st DAY OF June, 1993.

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

BY: Karen E. Lindquist



OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN 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 HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND UTILITY PURPOSES, LOTS "A" AND "B". WE FURTHER DEDICATE TO PUBLIC USE FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "20' P.U.E." WE FURTHER DEDICATE FOR PUBLIC USE FOR CONTINUING MAINTENANCE PURPOSES A 1.00 FOOT EASEMENT FOR AN EXISTING FENCE DESIGNATED AS "1.00' FENCE EASEMENT".

David Peery
DAVID PEERY

Steven Berzansky
STEVEN BERZANSKY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON 8 APRIL 1993, BEFORE ME, Sandra Kay Brown, Notary Public, PERSONALLY APPEARED DAVID PEERY AND STEVEN BERZANSKY, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Sandra Kay Brown (SEAL)

MY COMMISSION EXPIRES 12-25-93

MY PRICIPAL PLACE OF BUSINESS

IS IN RIVERSIDE

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1,000.00 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.

CASH TAX Bond:

DATED THIS 27 DAY OF April, 1993.

R. WAYNE WATTS
County Tax Collector

~~GERALD A. MALONEY~~

~~CLERK OF THE BOARD OF SUPERVISORS~~

By: Charlie Granger Deputy

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 \$ 1,000.00.

DATED THIS 27 DAY OF April, 1993. This certification excludes any supplemental tax assessment not yet extended.

R. WAYNE WATTS

COUNTY TAX COLLECTOR BY:

Debi Taylor

180/15

P.M.B. 180/15

P.M.B. 180/15

P.M.B. 180/16

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

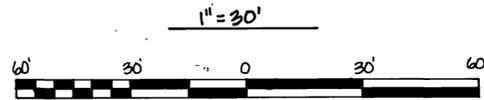
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DECEMBER 1992

GABEL, COOK, & BECKLUND, INC.
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

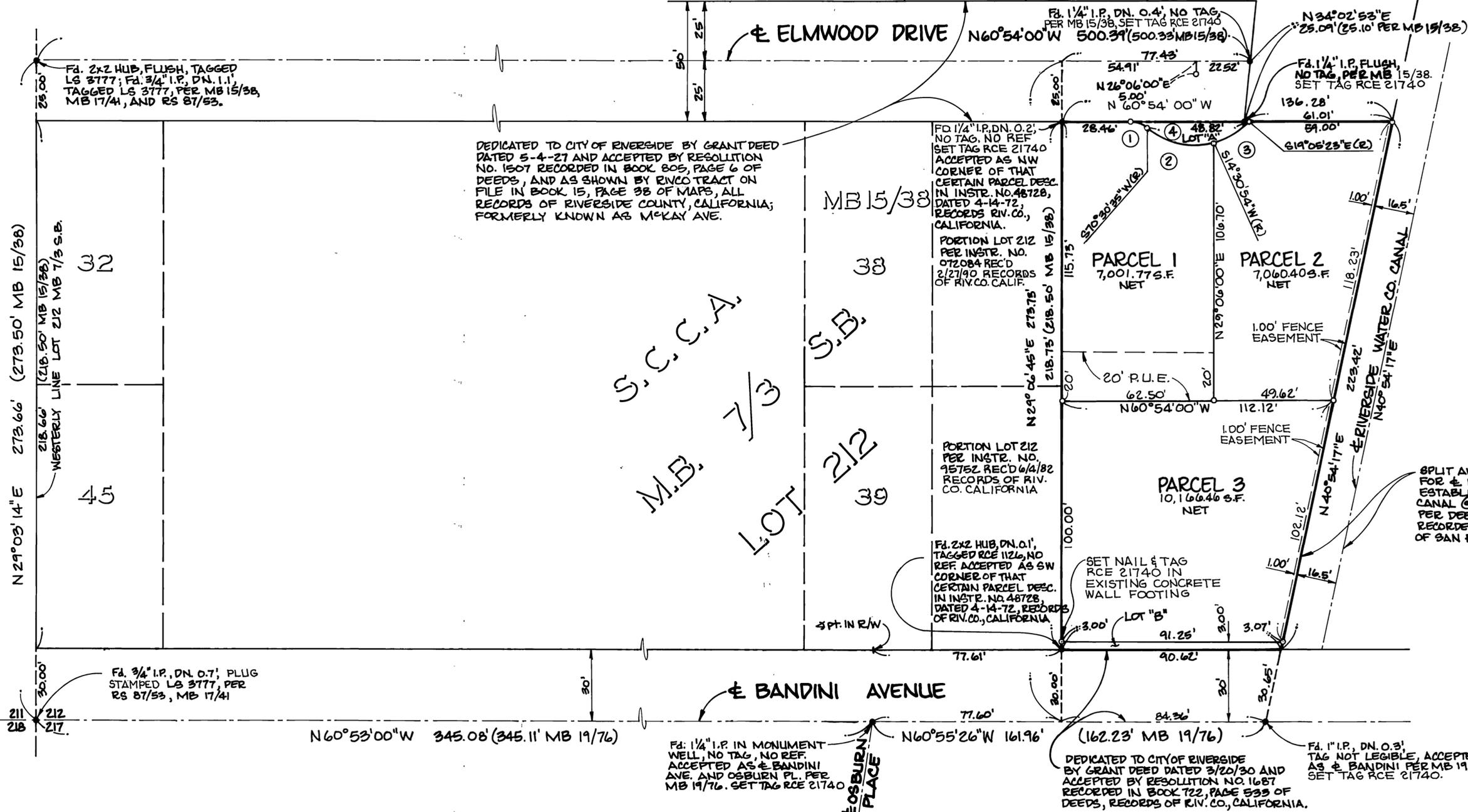
1. BASIS OF BEARING IS THE CENTERLINE OF ELMWOOD DRIVE BETWEEN THE W'LY LINE OF LOT 212 AND THE E'LY LINE OF RIVCO TRACT, BEING N 60° 54' 00" W, AS SHOWN BY MAP ON FILE IN BOOK 15, PAGE 38 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES MONUMENTS FOUND AS NOTED.
3. ○ INDICATES SET 1" I.P. TAGGED R.C.E. 21740, FLUSH, UNLESS OTHERWISE NOTED.



PORTION LOT 212 PER DEED DATED OCT. 13, 1948 AS SHOWN IN BOOK 1022, PAGE 455 OFFICIAL RECORDS OF RIV. CO., CALIFORNIA.

CURVE DATA

Δ	R	L	T
1	41°24'35"	10.00'	7.23' 3.78'
2	55°38'41"	30.00'	29.32' 13.95'
3	33°36'17"	30.00'	17.59' 9.06'
4	89°35'58"	30.00'	46.91' 24.79'



SPLIT AVERAGE WIDTH OF CANAL FOR RIVERSIDE WATER CO. CANAL; ESTABLISHED WESTERLY R/W OF CANAL @ 16.50' WESTERLY OF CANAL PER DEED DATED JULY 26, 1879 AND RECORDED APRIL 26, 1882, RECORDS OF SAN BERNARDINO CO., CALIFORNIA.

P.M.B. 180/16