

OWNER'S STATEMENT

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 2 SHEETS

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line.

PARCEL MAP 27998

RECORDER'S STATEMENT

Filed this 7th day of SEPT. 1994 at 2:00 P.M. in Book 184 of Parcel Maps at Pages 3+4 at the request of the CITY CLERK

REGIONAL PROPERTIES, INC., A CALIFORNIA CORPORATION

Handwritten signatures of Jack A. Sweeney and Alexander S. Lowy

BEING A DIVISION OF PARCEL 2 OF PARCEL MAP 23178 AS SHOWN BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 20 THROUGH 22 THEREOF, RECORDS OF RIVERSIDE COUTNY, CALIFORNIA. IN SECTION 17, T. 3S., R. 4W., S.B.M.

JUNE 1994

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

Fee: \$8.00 No. 347054 FRANK K. JOHNSON, County Recorder Deputy: Santa Ragan Subdivision Guarantee: CONTINENTAL LAWYERS TITLE COMPANY

CITY ENGINEER'S CERTIFICATE

This map has been examined this 6th day of Sept. 1994 for conformance 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. 9/30/97 By Barry Beck

TENTATIVE MAP APPROVED: AUGUST 18, 1994

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of Los Angeles SS

On August 22, 1994 before me, EThompson, Notary Public

personally appeared Jack A Sweeney and Alexander S. Lowy

personally known to me (or 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 acknowledged to me that he/~~she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commision expires 8/13/97

E Thompson ETompson Notary Public in and for said State Print Name

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, except the bonds of community facilities district 86-1. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 8/23/94

BARBARA J. STECKEL City Treasurer By MC Hanken

TAX COLLECTOR'S CERTIFICATE

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 \$ 22,500.00

Date 8-23-94

R. WAYNE WATTS County Tax Collector By Dail Washburn Deputy

SIGNATURE OMISSION

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

An easement for conduits and incidental purposes, together with the right of ingress and egress in favor of Eastern Municipal Water District, recorded March 4, 1955 in book 1702, page 467; book 1702, page 552; book 1702, page 559; recorded March 23, 1959 in book 2436, page 241; and recorded Nov. 12, 1969 as inst. No. 115832, all O.R., Riv. Co., Ca. (SAID EASEMENT BEING BLANKET IN NATURE)

- 1) An easement in favor of Southern California Gas Company, as to an undivided 3/4 interest, and Southern Counties Gas Company of California, as to an undivided 1/4 interest, for gas lines and rights incidental thereto, as recorded June 5, 1948 in Book 911, page 345 of Official Records of Riverside County, California. (See Sheet 2)
2) Indicates an easement in favor of the City of Riverside for drainage purposes recorded July 21, 1989, as Instrument No.244080 Official Records of Riverside County, California. (See Sheet 2)

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

- 3) Indicates a 20' perpetual easement for electrical transmission lines and cables in favor of the City of Riverside by Instrument No. 7276, recorded January 20, 1966, Official Records of Riverside County, California. (See Sheet 2)
4) Indicates an easement for electrical energy distribution facilities in favor of the City of Riverside, recorded December 14, 1990 as instrument No. 454050 O.R. Riverside County, California. (See Sheet 2)
5) Indicates an easement for electric energy distribution facilities in favor of the City of Riverside, recorded July 29, 1993 as instrument No. 294950, August 25, 1993 as instrument No.'s 332543 and 332544, all being O.R. Riverside County, California. (See Sheet 2)

WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has not deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District and required fees have been paid, the District will supply water to each parcel. The easements shown are sufficient for all requirements of water distribution.

Dated: 8/31/94

THOMAS H. SAFFORD R.C.E. 21643 PRINCIPAL ENGINEER

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees and charges collected for parcels #1 and #2. Arrangements for water service must be made with the Western Municipal Water District.

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 Electric Division of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN Director of Public Utilities

BILL D. CARNAHAN Director of Public Utilities Dated SEPT, 6, 1994 By Dieter P. Wirtzfeld

Date: SEPT 6, 1994

By Dieter P. Wirtzfeld

TAX BOND CERTIFICATE

I hereby state that a bond in the sum of \$22,500.00 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 Conty Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Date 9/7/94

Mania Brass, Deputy GERALD A. MALONEY Clerk of the Board of Supervisors

CASH TAX BOND R. WAYNE WATTS County Tax Collector

By 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 Regional Properties, Inc. on June 8, 1994.

I hereby state that all monumnets are of the character and occupy the positions indicated, or will be in place within one year from the recordation of this map, and that said monuments are or will be 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.

Date 8-16-94

JAMES EDSON DAVIDSON, JR. LS 3018 Exp. 6-30-96 No. 3018 STATE OF CALIFORNIA

SURVEYOR'S NOTES

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 27998

BEING A DIVISION OF PARCEL 2 OF PARCEL MAP 23178 AS SHOWN BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 20 THROUGH 22 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T. 3S., R. 4 W., S.B.M.

JUNE 1994

SCALE 1" = 100'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

BEARINGS ARE BASED UPON THE CENTERLINE OF TRAUTWEIN ROAD AS BEING N16°19'43"W. AS SHOWN ON PARCEL MAP 23178 BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS AT PAGES 20 THROUGH 22 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

● INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER P.M. 158/20-22, UNLESS OTHERWISE NOTED.

○ INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED.

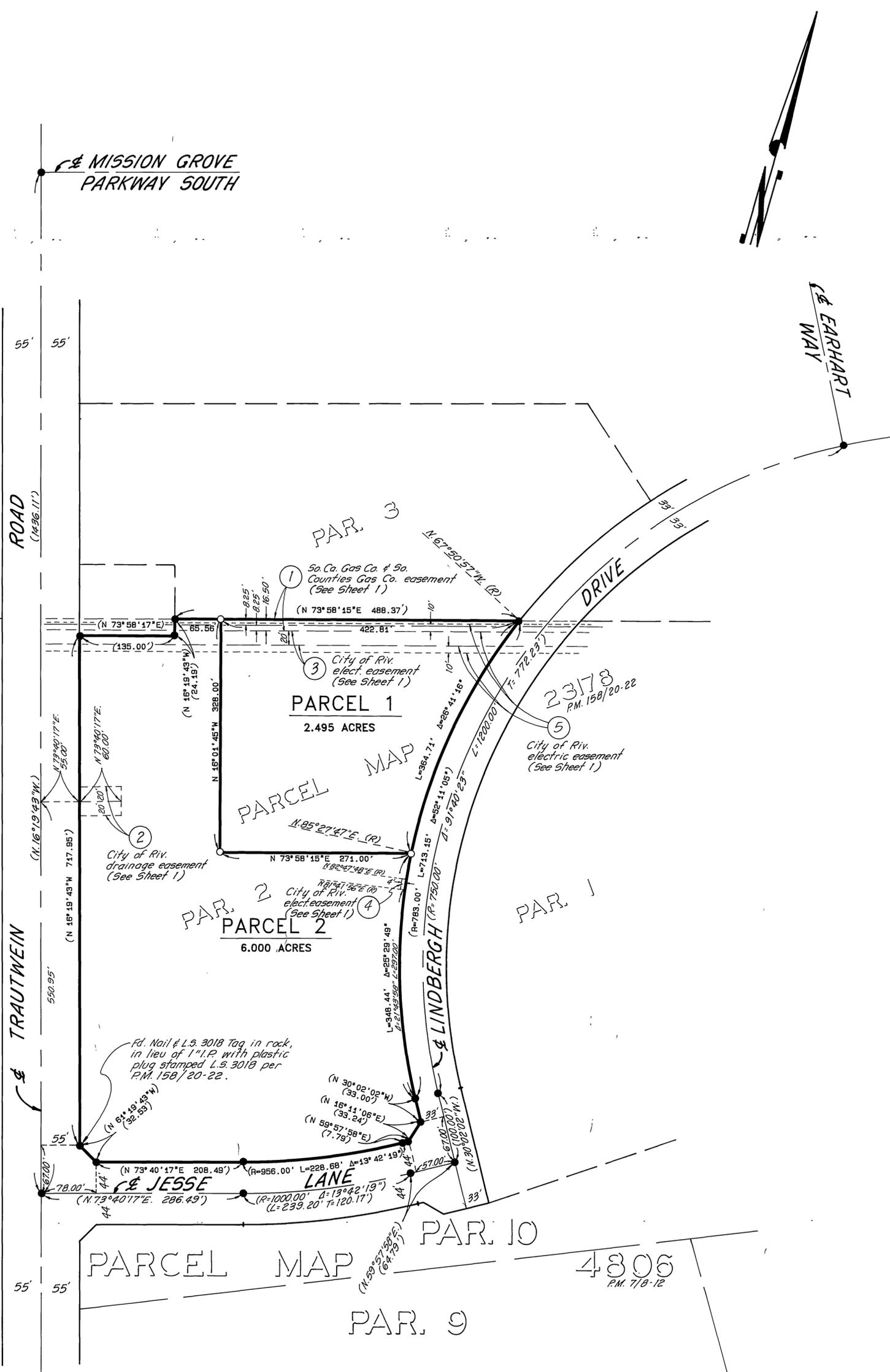
(---) INDICATES MEASURED DATA, ALSO RECORD DATA PER P.M. 158/20-22, UNLESS OTHERWISE NOTED.

TOTAL AREA = 8.495 ACRES, NET.

CITY

PAR. 17

PAR. 18



MISSION GROVE PARKWAY SOUTH

E EARRHART WAY

DRIVE

PARCEL 1  
2.495 ACRES

PARCEL 2  
6.000 ACRES

PARCEL MAP 4806  
P.M. 7/8-12

PAR. 9

PAR. 10