

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP No. 28402
BEING A SUBDIVISION OF A PORTION OF LOTS 47, 48, 51 AND 52 OF McCLASKEY TRACT, AS SHOWN
BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

ADKAN ENGINEERS
RIVERSIDE, CALIFORNIA

JULY 1996

RECORDER'S STATEMENT
FILED THIS 22nd DAY OF Oct, 1996.
AT 8:00 A.M. IN BOOK 188 OF PARCEL MAPS,
AT PAGE 52-53, AT THE REQUEST
OF THE CITY OF RIVERSIDE CITY CLERK.
NO. 403373
FEE \$8.00
FRANK K. JOHNSON, COUNTY RECORDER
BY: Barita Logan, DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNER'S 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; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN
THE DISTINCTIVE BORDERLINE.

THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE,
A PUBLIC AGENCY

BY: _____ BY: Robert C. Wales

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME THIS 21st DAY OF Oct, 1996, AND IT CONFORMS WITH
THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF RIVERSIDE MUNICIPAL CODE. THE
TENTATIVE MAP WAS APPROVED ON JULY 18, 1996.

BY: Barry Beck
BARRY BECK, CITY ENGINEER
R.C.E. 20900 (EXPIRES 9-30-97)

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 15th DAY OF MARCH, 1996, AS REQUIRED BY
SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY C.H.J. INCORPORATED.

NOTARY ACKNOWLEDGEMENT

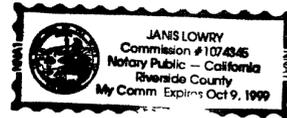
STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON 9-23-96 BEFORE ME, Janis Lowry A NOTARY PUBLIC, PERSONALLY APPEARED
ROBERT C. WALES

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 AND OFFICIAL SEAL

SIGNATURE Janis Lowry



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON _____ BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED

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
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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 AND OFFICIAL SEAL

SIGNATURE _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 664.36 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS
OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED;

1. UPLAND INDUSTRIES CORP., HOLDER OF A "NO BUILD" ZONE AGREEMENT RECORDED 9/14/84 AS
INST. No. 200825, O.R. AND MODIFIED 1/26/96 AS INST. No. 32411, O.R., BOTH RIV. CO. RECORDS
2. UPLAND INDUSTRIES CORP., HOLDER OF AN EASEMENT FOR RAILROAD PURPOSES RECORDED 6/30/88 AS
INST. No. 182269, O.R. AND MODIFIED 1/26/96 AS INST. No. 32409 & 32410, O.R., ALL RIV. CO. RECORDS.
3. JURUPA PARTNERS, HOLDER OF AN EASEMENT FOR STORM DRAINAGE PURPOSES RECORDED 7/11/89 AS
INST. No. 230698, O.R., AND MODIFIED 12/21/95 AS INST. No. 424009, O.R., BOTH RIV. CO. RECORDS.
4. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES RECORDED 7/28/89 AS
INST. No. 252327 AND 7/11/95 AS INST. No. 222923, BOTH RIV. CO. RECORDS.
5. UPLAND INDUSTRIES CORP., HOLDER OF AN EASEMENT FOR RAILROAD AND ROAD PURPOSES RECORDED
9/14/84 AS INST. No. 200827, O.R. AND RERECORDED 9/28/84 AS INST. No. 210873, O.R. AND
MODIFIED 1/26/96 AS INST. No. 32409 & 32410, O.R., ALL RIV. CO. RECORDS.

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.

DATE: 9/23 1996

BARBARA J. STECKEL
CITY TREASURER

BY: nm Hansen

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 MAP.

1. AS SUCCESSOR TO CITIZENS DOMESTIC WATER COMPANY, AN EASEMENT AND RIGHT OF WAY FOR PIPES
AND FITTINGS PER DEED RECORDED 3/18/26 IN BOOK 663, PAGE 591, RIV. CO. RECORDS.
2. AS SUCCESSOR TO ARLINGTON MUTUAL WATER COMPANY, AN EASEMENT AND RIGHT OF WAY FOR PIPES
POLES AND DITCHES PER DEED RECORDED 2/13/25 IN BOOK 629, PAGE 218, RIV. CO. RECORDS.
3. A RECIPROCAL EASEMENT AGREEMENT FOR ACCESS AND UTILITIES RECORDED 12/21/95
AS INST. No. 424010, RIV. CO. RECORDS.
4. 5' P.U.E. CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED 9/30/96
AS INST. No. 374287, RIV. CO. RECORDS.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATE: OCT 18 1996

BY: Dieter P. Wintzfeld

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

ALL WATER FEES AND CHARGES HAVE BEEN PAID FOR PARCEL 1 AND PARCEL 2.

ELECTRIC FACILITIES

NO ELECTRIC FEES HAVE BEEN PAID. ARRANGEMENTS AND PROVISIONS HAVE BEEN MADE FOR INSTALLATION
OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS 1 AND 2.

EASEMENTS

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

DATE: OCT 18, 1996

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wintzfeld

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 THAT ARE NOW A LIEN BUT ARE NOT
YET PAYABLE WHICH ARE ESTIMATED TO BE \$ _____.

DATED: 9-24 1996

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Gail Ashenheat
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON PAYMENT OF
ALL 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: _____ 1996

CASH TAX BOND
DATED _____ 1996

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

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 ORDINANCE AT THE
REQUEST OF THE CITY OF RIVERSIDE REDEVELOPMENT AGENCY ON APRIL 9, 1995. I HEREBY STATE
THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED
TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY
THE POSITIONS INDICATED AND THAT THEY ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: Sept 23 1996



Ed Powell Adkison
EDY P. ADKISON, L.S. 5390
EXPIRES: SEPTEMBER 30, 1996

P.M.B. 188/52

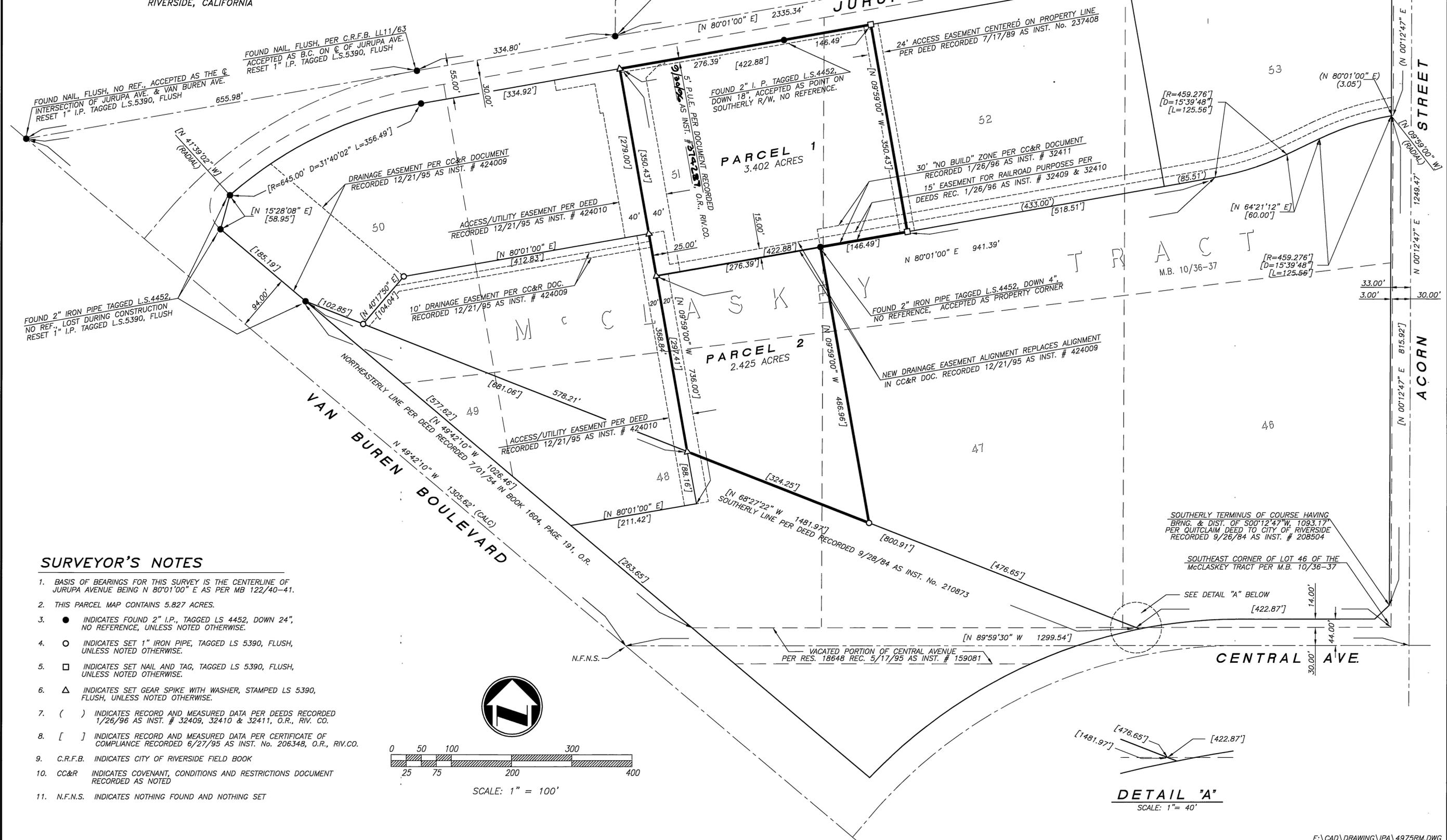
P.M.B. 188/52

188/52

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP No. 28402
 BEING A SUBDIVISION OF A PORTION OF LOTS 47, 48, 51 AND 52 OF McCLASKEY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

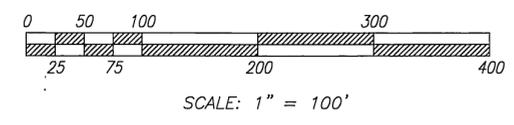
ADKAN ENGINEERS
 RIVERSIDE, CALIFORNIA

JULY 1996



SURVEYOR'S NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF JURUPA AVENUE BEING N 80°01'00" E AS PER MB 122/40-41.
2. THIS PARCEL MAP CONTAINS 5.827 ACRES.
3. ● INDICATES FOUND 2" I.P., TAGGED LS 4452, DOWN 24", NO REFERENCE, UNLESS NOTED OTHERWISE.
4. ○ INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS NOTED OTHERWISE.
5. □ INDICATES SET NAIL AND TAG, TAGGED LS 5390, FLUSH, UNLESS NOTED OTHERWISE.
6. △ INDICATES SET GEAR SPIKE WITH WASHER, STAMPED LS 5390, FLUSH, UNLESS NOTED OTHERWISE.
7. () INDICATES RECORD AND MEASURED DATA PER DEEDS RECORDED 1/26/96 AS INST. # 32409, 32410 & 32411, O.R., RIV. CO.
8. [] INDICATES RECORD AND MEASURED DATA PER CERTIFICATE OF COMPLIANCE RECORDED 6/27/95 AS INST. No. 206348, O.R., RIV.CO.
9. C.R.F.B. INDICATES CITY OF RIVERSIDE FIELD BOOK
10. CC&R INDICATES COVENANT, CONDITIONS AND RESTRICTIONS DOCUMENT RECORDED AS NOTED
11. N.F.N.S. INDICATES NOTHING FOUND AND NOTHING SET



DETAIL "A"
 SCALE: 1" = 40'

P.M.B. 188/53

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