

IN THE CITY OF RIVERSIDE

PARCEL MAP NO. 28091

BEING A DIVISION OF A PORTION OF LOTS 26 AND 27 OF THE ONWENSIA TRACT AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS PAGE 98, RECORDS OF RIVERSIDE COUNTY STATE OF CALIFORNIA.

CHESTER F. RALSTON LS 5174
ROMOLAND, CALIFORNIA

JULY 1996

RECORDER'S STATEMENT

FILED THIS 4th DAY OF DEC., 1996
AT 8:00 A.M. IN BOOK 188 OF PARCEL
MAPS AT PAGES 89-90 AT THE REQUEST OF THE
CITY CLERK

FEE: \$8.00
NO. 458597
FRANK K. JOHNSON COUNTY RECORDER
BY: Nita Regan DEPUTY
SUBDIVISION GUARANTEE: STEWART TITLE COMPANY

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 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.

SILVERADO INVESTMENT CORR, A CALIFORNIA CORPORATION.

Peter Newton, pres.
PETER NEWTON
PRESIDENT

Sharon J. Newton, Sec. / Treas.
SHARON J. NEWTON
SECRETARY AND TREASURER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON NOVEMBER 21, 1996 BEFORE ME PATTI PORTER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PETER NEWTON AND SHARON J. NEWTON, 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 BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: MY COMMISSION EXPIRES 1-22-97

Patti Porter
NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME PATTI PORTER

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURE HAS BEEN OMITTED.

A RIGHT OF WAY FOR ALL DITCHES, PIPELINES AND OTHER APPARATUS FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATION PURPOSES, IN FAVOR OF ELSINORE VALLEY WATER COMPANY, SUCCESSOR IN INTEREST TO TEMESCAL WATER COMPANY, BY DEED RECORDED (NOT SHOWN) OF OFFICIAL RECORDS. (SAID EASEMENT BEING BLANKET IN NATURE).

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES, DITCHES, FLUMES FOR THE CONVEYANCE OF WATER, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591, OF DEEDS. SAID EASEMENT IS LOCATED IN THE STREETS EXCEPT AT SERVICE METER LOCATIONS.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: DEC 3, 1996 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: 11/22/96

BARBARA J. STECKEL
CITY TREASURER

BY: WR Hansen

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL 1. DISTRIBUTION SYSTEM FEE, ELEVATION FEE, WATER CONNECTION CHARGE AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCELS 2, 3 AND 4.

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, 2, 3 AND 4.

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

BY: Dieter P. Witzfeld

DATED: DEC 3, 1996

"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 A BUILDING PERMIT"

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 2nd DAY OF December, 1996 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: APRIL 4, 1996

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 \$ 11,209.6

DATE: 11-20-96

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Dail Winkhart
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 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.

DATE: _____

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 PETER NEWTON ON JUNE 26, 1996.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE YEAR FROM 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: Aug 29, 1996

Chester F. Ralston
CHESTER F. RALSTON L.S. 5174

EXPIRES 6-30-99

