

PARCEL MAP NO. 28543

BEING A SUBDIVISION OF PARCEL NO. 2 TOGETHER WITH LOTS "A" AND "C" OF PARCEL MAP 25685 FILED IN BOOK 179 PAGES 90 AND 91 OF PARCEL MAPS, AND OF THE WEST HALF OF PARCEL NO. 2 OF PARCEL MAP NO. 10752, FILED IN BOOK 52 PAGES 1 AND 2 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LAND DEVELOPMENT CONSULTANTS JUNE 1997
RIVERSIDE, CA

RECORDER'S STATEMENT
FILED THIS 23RD DAY OF APRIL, 1998
AT 8:00 A.M. IN BOOK 60 OF
MAPS, AT PAGES 60-61, AT THE
REQUEST OF THE CITY CLERK.

NO. #158435
FEE \$8.00
GARY L. ORSO
COUNTY RECORDER
BY: S. Logan DEPUTY
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT A & B INCLUSIVE.

I HEREBY WAIVE, RELEASE AND RELINQUISH VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO VAN BUREN BLVD. ALONG PARCELS 1 THROUGH 5, EXCEPT AT THE THREE OPENINGS SHOWN.

RICK FRITTS, A MARRIED MAN, AS SOLE OWNER

Rick Fritts



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON 12-1 1997, BEFORE ME, Linda Vanderveldt A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED RICK FRITTS, 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.

NOTARY PUBLIC CALIFORNIA
NAME PRINTED LINDA VANDERVELDT
PRINCIPAL OFFICE IN RIVERSIDE
MY COMMISSION EXPIRES 1-16-2001



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 28543

THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS. WAIVED ACCESS RIGHTS ALONG VAN BUREN BLVD. EXCEPT AT THE THREE OPENINGS SHOWN, ARE HEREBY ACCEPTED; WAIVED ACCESS RIGHTS AS SHOWN ON PARCEL 2 OF PM 25685 ARE HEREBY RESCINDED THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING THEIR NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA,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 17th DAY OF March, 1998.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Colleen Nicol

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 10th DAY OF MARCH, 1998 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

RICHARD D. McGRATH R.C.E. 31952
CITY ENGINEER REG. EXPIRES 12/31/00

BY: Richard D. McGrath

TENTATIVE MAP APPROVED: JUNE 19, 1997

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RICK FRITTS ON JUNE 1, 1997. I HEREBY STATE THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP.



Brian G. Escate
BRIAN G. ESCATE R.C.E. 21884
DATED: 10/24/97 EXPIRES: 9-30-01

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 \$ 19,800.00

DATED 3-30-98

PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: Paul McDonnell
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 19,800.00 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 4/22/98

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISOR'S
BY: Maria Brown
DEPUTY

CASH TAX BOND COUNTY TAX COLLECTOR
BY: _____

WATER AND ELECTRIC FACILITIES

I HEREBY CERTIFY NO WATER OR ELECTRIC FEES AND CHARGES WILL BE COLLECTED FOR PARCEL NO. 1 THROUGH PARCEL NO. 8 ARRANGEMENTS FOR WATER SERVICES MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT. ARRANGEMENTS FOR THE AVAILABILITY OF ELECTRIC SERVICE HAVE BEEN MADE WITH SOUTHERN CALIFORNIA EDISON UNTIL THE CITY OF RIVERSIDE BY AND THROUGH ITS RIVERSIDE PUBLIC UTILITIES HAS FACILITIES AVAILABLE TO PROVIDE THE ELECTRIC SERVICE.

DATED: 12-11-97

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Bill Carnahan

SIGNATURE OMISSIONS

PURSUANT SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED. THEIR INTERESTS BEING SUCH THAT THEY CANNOT RIPEN INTO A FEE:

AN EASEMENT FOR CONVEYING GROUNDWATER, NATURAL FLOW AND EXCESS IRRIGATION WATER IN FAVOR OF JOHN L. GRIGSBY ET. AL. PER INSTRUMENT NO. 62674 RECORDED JULY 24, 1961, O.R., RIV. CO.

A NOTICE OF OF EXISTENCE OF SANTA ANA WATERSHED BENEFIT ASSESSMENT AREA WHICH PROVIDES FOR THE ISSUING OF BONDS AND THE LEVYING OF A SPECIAL TAX TO PAY THE INTEREST AND PRINCIPAL PAYMENTS ON SUCH BONDS UPON THE DESCRIBED PROPERTY PER INSTRUMENT NO. 193749 RECORDED JUNE 10, 1991, O.R., RIV. CO.

A NOTICE OF PENDING COMMUNITY FACILITIES DISTRICT ENTITLED RIVERSIDE UNIFIED SCHOOL DISTRICT NO. 5, UPON THE DESCRIBED PROPERTY PER INSTRUMENT NO. 245120 RECORDED JULY 1, 1996, O.R., RIV. CO.

SEE SHEET 2 FOR CONTINUATION OF SIGNATURE OMISSIONS

WATER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE WITH WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH PARCEL CREATED BY THIS SUBDIVISION THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED: 3/6/98

Jeffrey D. Sims
JEFFREY D. SIMS R.C.E. 46212

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 FOR THE BONDS OF CFD 86-1. WRN 12/8/97
THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 12/8/97

BARBARA J. STECKEL
CITY TREASURER
BY: Barbara J. Steckel

P.M.B. 191 / 60

P.M.B. 191 / 60

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

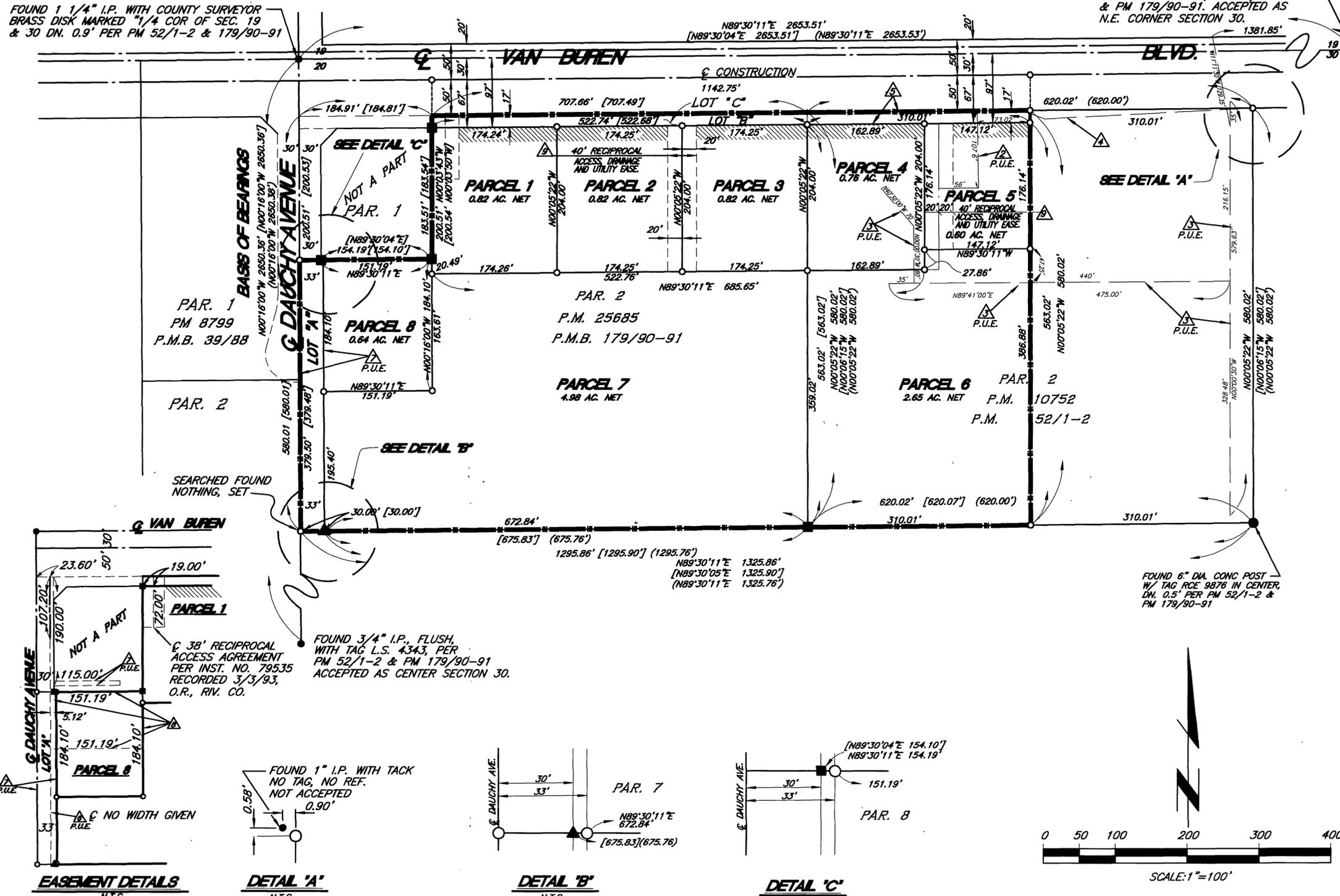
PARCEL MAP NO. 28543

BEING A SUBDIVISION OF PARCEL NO. 2 TOGETHER WITH LOTS "A" AND "C" OF PARCEL MAP 25685 FILED IN BOOK 179 PAGES 90 AND 91 OF PARCEL MAPS, AND OF THE WEST HALF OF PARCEL NO. 2 OF PARCEL MAP NO. 10752, FILED IN BOOK 52 PAGES 1 AND 2 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LAND DEVELOPMENT CONSULTANTS JUNE 1997
RIVERSIDE, CA.

FOUND 1 1/4" I.P. WITH COUNTY SURVEYOR BRASS DISK MARKED 1/4 COR OF SEC. 19 & 30 DN. 0.9' PER PM 52/1-2 & 179/90-91

FOUND 1 1/4" I.P. WITH COUNTY SURVEYOR BRASS DISC DN. 0.9' IN CAP WELL MON. PER COUNTY F.B. 1041 S-4327, PM 52/1-2 & PM 179/90-91. ACCEPTED AS N.E. CORNER SECTION 30.



ENGINEER'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF DAUCHY AVENUE, ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 30, T. 3 S., R. 4 W., S.B.B.M. AS SHOWN ON P.M. 179/90-91, BEING = N 00°16'00"W
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" I.P., W/TAG RCE 21884 FLUSH UNLESS OTHERWISE NOTED.
4. ■ INDICATES FOUND 1" I.P., W/TAG LS 5697 PER PM 179/90-91
4. ▲ INDICATES FOUND 1" I.P., W/TAG LS 4343 PER PM 52/1-2
4. [] INDICATES RECORD DATA PER P.M. 179/90-91 UNLESS OTHERWISE NOTED
5. () INDICATES RECORD DATA PER P.M. 52/1-2 UNLESS OTHERWISE NOTED
6. TOTAL AREA WITHIN THE DISTINCTIVE BORDER IS 12.2 ACRES
- INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.

SIGNATURE OMISSIONS CONTINUED

- 2. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER INSTRUMENT NO. 13055 RECORDED FEBRUARY 9, 1962, O.R., CO. RIV.
- 3. AN EASEMENT FOR EITHER OR BOTH POLE LINE, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 105617 RECORDED SEPTEMBER 4, 1965, O.R., CO. RIV.
- 4. AN EASEMENT FOR SLOPES AND DRAINAGE PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INSTRUMENT NO. 40508 RECORDED MAY 1, 1968, O.R., CO. RIV.
- 5. AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES IN FAVOR OF THE COUNTY OF RIVERSIDE PER INSTRUMENT NO. 206877 RECORDED JUNE 4, 1996, O.R., CO. RIV.
- 6. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER INSTRUMENT NO. 69013 RECORDED AUGUST 11, 1961, O.R., CO. RIV.
- 7. AN EASEMENT FOR EITHER OR BOTH POLE LINE, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 227081 RECORDED AUGUST 11, 1988, O.R., CO. RIV.
- 8. AN EASEMENT FOR SUBSURFACE SEWAGE DISPOSAL IN FAVOR OF MULTI-FOODS INC. PER INSTRUMENT NO. 58225 RECORDED FEBRUARY 16, 1993, O.R., CO. RIV.
- * THE FOLLOWING EASEMENTS ARE NOT PLOTTED ON THIS MAP SINCE THE LOCATIONS CANNOT BE DETERMINED FROM RECORD:
- AN EASEMENT FOR CONVEYING GROUND WATER IN FAVOR OF JOHN L. GRIGSBY, ET AL, PER INSTRUMENT NO. 62674 RECORDED JULY 24, 1961, O.R., CO. RIV.
- 9. RECIPROCAL EASEMENT FOR ACCESS, DRAINAGE AND UTILITIES PER INSTRUMENT NO. 158436 REC. 4/23/98 O.R., CO. RIV.

ENVIRONMENTAL CONSTRAINT NOTE

THE ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.G.S. BOOK 25 PAGE 21. THIS AFFECTS PARCELS 1 THROUGH 8.

P.M.B. 191/61

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