

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP NO. 27814

SHOWING A DIVISION OF A PORTION THE SOUTHWEST QUARTER OF SECTION 28 AND A PORTION OF THE NORTH HALF OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

MARCH, 1994

### RECORDER'S STATEMENT

FILED THIS 12<sup>th</sup> DAY OF AUGUST, 1999,  
AT 8:00 A.M. IN BOOK 194 OF PARCEL MAPS,  
AT PAGES 56-59. AT THE REQUEST OF THE CLERK  
OF THE BOARD.

FEE \$12.00  
NUMBER 1999-302945

GARY L. ORSO  
COUNTY ASSESSOR - CLERK - RECORDER

BY: D. Regan DEPUTY

SUBDIVISION GUARANTEE: **FIDELITY NATIONAL TITLE COMPANY**

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$ 16,700.00.

DATED 6-1, 1999

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: Stair Cochran DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 16,700.00 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 6-1, 1999

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_ DEPUTY

CASH TAX BOND  
PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: Stair Cochran DEPUTY

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, EXCEPT THAT PORTION SHOWN AS "NOT A PART", 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 SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B".

RIVERSIDE GATEWAY CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: RBF ASSOCIATES, INC., A CALIFORNIA CORPORATION AS MANAGER

Robert B. Friedman      Jonathan Friedman  
ROBERT B. FRIEDMAN    PRESIDENT      JONATHAN FRIEDMAN    VICE PRESIDENT

FIDELITY NATIONAL TITLE COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 16, 1998 INSTRUMENT NO. 545390, Q. R.

Stair Cochran  
AUTHORIZED AGENT

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) S.S.

ON FEB. 10, 1999 BEFORE ME, MARGARET A. MALONEY  
PERSONALLY APPEARED ROBERT B. FRIEDMAN AND  
JONATHAN FRIEDMAN

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.

MY COMMISSION EXPIRES

August 6, 1999

WITNESS MY HAND

Margaret A. Maloney  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN

LOS ANGELES COUNTY

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) S.S.

ON APRIL 21, 1999 BEFORE ME, SUSAN L. SHIPMAN  
PERSONALLY APPEARED JOHN H. GLANCE

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.

MY COMMISSION EXPIRES

MARCH 28, 2002

WITNESS MY HAND

Susan Shipman  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN

SAN BERNARDINO COUNTY

### BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE BOARD DECLARES THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID ROADS SHALL NOT BECOME PART OF THE COUNTY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS BOARD ADOPTED PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

DATED: 8-10, 1999

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Ray Williams  
CHAIRMAN OF THE BOARD OF SUPERVISORS

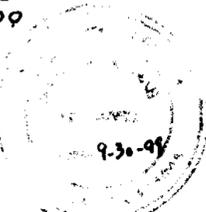
ATTEST:  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Oliver ten Smith DEPUTY

### COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 27814 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 8, 1994, THE EXPIRATION DATE BEING MARCH 8, 2000 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: July 19, 1999

Mark S. Bernas  
MARK S. BERNAS    L.S. 4568  
COUNTY SURVEYOR    EXP. 9/30/99



### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

1. AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF J. F. THOMAS BY DEED RECORDED JANUARY 8, 1935 IN BOOK 213, PAGE 163 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. CANNOT BE LOCATED FROM RECORD.

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LONG BEACH EQUITIES, INC. ON DECEMBER 5, 1993. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE 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.

DATED FEB 3, 1995

BY: Matthew E. Webb  
MATTHEW E. WEBB    L.S. 5529  
L.S. EXPIRES:    SEPT. 30, 2000



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP NO. 27814

SHOWING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND A PORTION OF THE NORTH HALF OF SECTION 33, BOTH IN T. 2 S., R. 4 W., SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

MARCH, 1994

SCALE: 1" = 600'



### SURVEYOR'S NOTES:

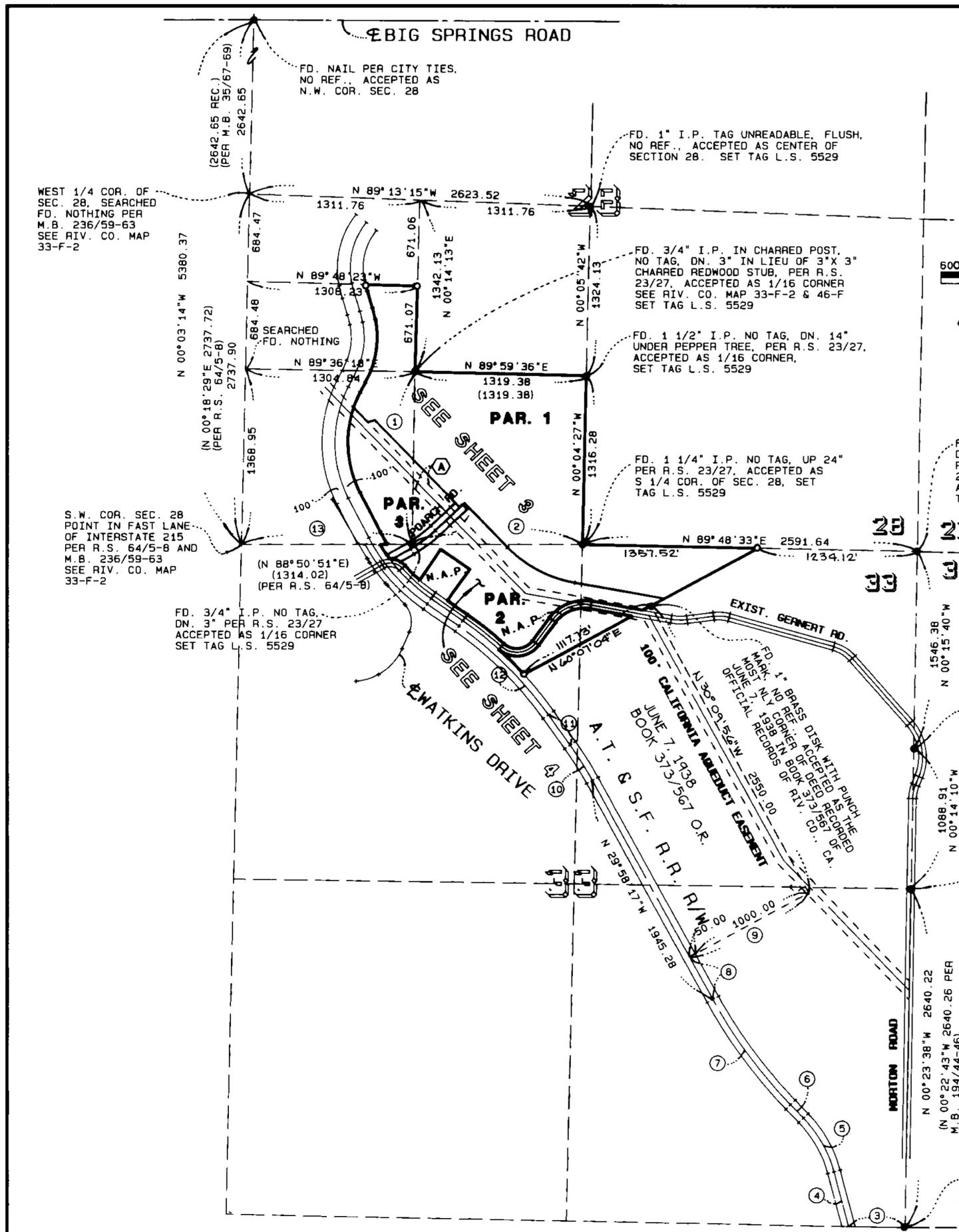
1. BASIS OF BEARINGS IS THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28 TAKEN AS NORTH 00°25'52" WEST, AS SHOWN BY MAP ON FILE IN BOOK 23 OF RECORD OF SURVEYS AT PAGE 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND MONUMENT AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH, UNLESS OTHERWISE NOTED.
4. —●— INDICATES FOUND 3/4" I.P. TAGGED RIV. CITY 646, DN. 0.10" NO REF.
5. —▲— INDICATES FOUND 1" I.P. WITH PLASTIC PLUG, UP 4" UNLESS OTHERWISE NOTED, NO REF. ACCEPTED AS ANGLE POINT IN SIDELINES OF EASEMENT TO STATE OF CALIF. BY DEED RECORDED JANUARY 18, 1971 AS INSTRUMENT NO. 4731, OFFICIAL RECORDS.
6. ALL MONUMENT SET ARE ACCORDING TO ORDINANCE NO. 461.9.
7. ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED SHALL BE PLACED UNDERGROUND.
8. BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.
9. ALL DRAINAGE EASEMENTS, NATURAL WATER COURSES AND FLOOD PLAINS MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
10. THIS PARCEL MAP CONTAINS 87.91 ACRES GROSS.
11. ALL MONUMENTS SHOWN "SET" SHALL BE SET IN ACCORDANCE WITH MONUMENTATION AGREEMENT FOR THIS MAP UNLESS OTHERWISE NOTED.
12. ( ) INDICATES RECORD BEARING AND DISTANCE PER R.S. 23/27 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
13. (( )) INDICATES RECORD BEARING AND DISTANCE PER DEED RECORDED JANUARY 21, 1977 AS INSTRUMENT NO. 11621, OFFICIAL RECORDS.
14. [ ] INDICATES RECORD BEARING AND DISTANCE PER DEED RECORDED AUGUST 23, 1932 IN BOOK 86 AT PAGE 322 OF OFFICIAL RECORDS.

### DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	N 00°25'52"W		1347.04	
②	N 88°39'03"E		1311.31	
③	N 89°44'21"E		437.25	
④	N 16°16'26"W		442.53	
⑤	28°59'50"	955.37	483.51	247.05
⑥	N 45°16'16"W		144.09	
⑦	15°17'59"	3819.83	1020.01	513.06
⑧	N 29°58'17"W		375.00	
⑨	N 60°01'43"E		1050.00	
⑩	6°30'37"	2864.93	325.53	162.94
⑪	N 36°28'54"W		289.26	
⑫	19°37'46"	2864.93	981.52	495.62
⑬	N 88°39'03"E		1314.02	

### ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYORS IN E.C.S. BOOK 29, PAGE 35. THIS AFFECTS ALL LOTS.



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDES, CA.

# PARCEL MAP NO. 27814

SHOWING A DIVISION OF A PORTION THE SOUTHWEST QUARTER OF SECTION 28 AND A PORTION OF THE NORTH HALF OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

MARCH, 1994

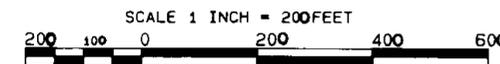
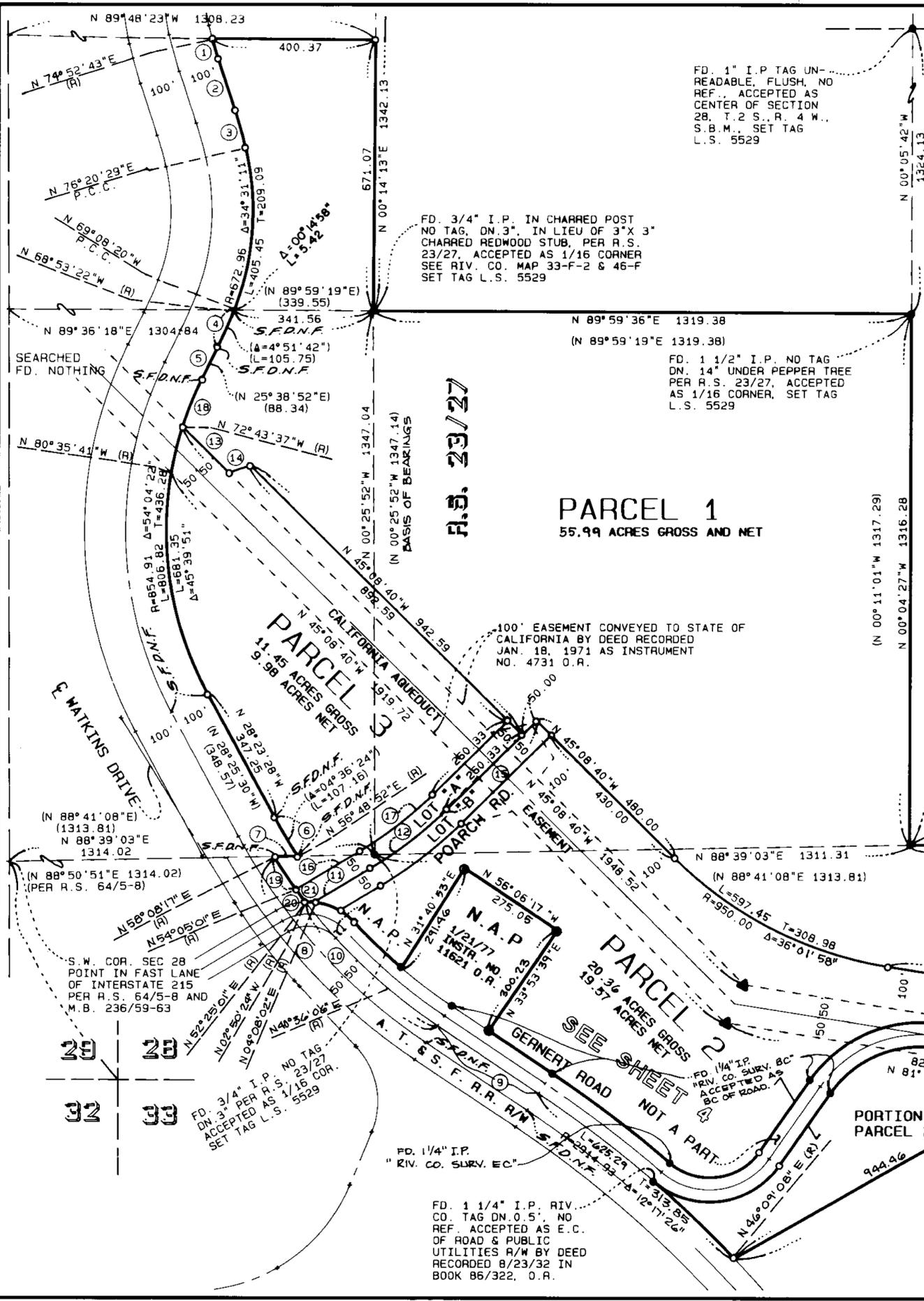
SCALE: 1" = 200'

## DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	2°55'17"	1045.92	53.33	26.67
2	N 18°02'34"W		135.00	
3	4°23'03"	1245.92	95.34	47.69
4	4°49'14"	1246.28	104.86	52.46
5	N 25°40'54"E		88.34	
6	4°47'40"	1332.69	111.52	55.79
7	N 88°39'03"E		58.67	
8	24°16'35"	1382.69	585.85	297.39
9	N 56°08'18"		297.84	
10	18°33'20"	1382.69	447.79	225.87
11	N 58°28'50"E		163.47	
12	13°37'30"	1000.00	237.80	119.46
13	N 45°08'40"W		160.79	
14	N 70°08'57"E		55.30	
15	N 44°51'20"E		310.33	
16	N 58°28'50"E		183.00	
17	13°37'30"	950.00	225.91	113.49
18	8°24'31"	854.91	125.46	62.85
19	4°03'16"	1382.69	97.84	48.94
20	1°40'00"	1382.69	40.22	20.11
21	7°06'26"	151.04	18.74	9.38

## SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28 TAKEN AS NORTH 00°25'52" WEST, AS SHOWN BY MAP ON FILE IN BOOK 23 OF RECORD OF SURVEYS AT PAGE 27 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND MONUMENT AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH, UNLESS OTHERWISE NOTED.
4. —●— INDICATES FOUND 3/4" I.P. TAGGED RIV. CO. SURV. DN. 0.10' NO REF.
5. —▲— INDICATES FOUND 1" I.P. WITH PLASTIC PLUG, UP 4" UNLESS OTHERWISE NOTED, NO REF. ACCEPTED AS ANGLE POINT IN SIDELINES OF EASEMENT TO STATE OF CALIF. BY DEED RECORDED JANUARY 18, 1971 AS INSTRUMENT NO. 4731, OFFICIAL RECORDS.
6. ALL MONUMENT SET ARE ACCORDING TO ORDINANCE NO. 461.9.
7. ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED SHALL BE PLACED UNDERGROUND.
8. BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.
9. ALL DRAINAGE EASEMENTS, NATURAL WATER COURSES AND FLOOD PLAINS MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.
10. THIS PARCEL MAP CONTAINS 87.91 ACRES GROSS.
11. ALL MONUMENTS SHOWN "SET" SHALL BE SET IN ACCORDANCE WITH MONUMENTATION AGREEMENT FOR THIS MAP UNLESS OTHERWISE NOTED.
12. ( ) INDICATES RECORD BEARING AND DISTANCE PER R.S. 23/27 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
13. ( ( ) ) INDICATES RECORD BEARING AND DISTANCE PER DEED RECORDED JANUARY 21, 1977 AS INSTRUMENT NO. 11621, OFFICIAL RECORDS.
14. [ ] INDICATES RECORD BEARING AND DISTANCE PER DEED RECORDED AUGUST 23, 1932 IN BOOK 86/322, OFFICIAL RECORDS.
15. (S.F.D.N.F.) INDICATES SEARCHED FOR 28 27 33 34 DID NOT FIND



194/59

R.S. 23/27  
PARCEL 3

SEE SHEET 3

PARCEL 1

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP NO. 27814

SHOWING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND A PORTION OF THE NORTH HALF OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
MARCH, 1994 SCALE: 1" = 100'

FD. 3/4" I.P. NO TAG, DN. 3" PER R.S. 23/27, ACCEPTED AS 1/16 CORNER

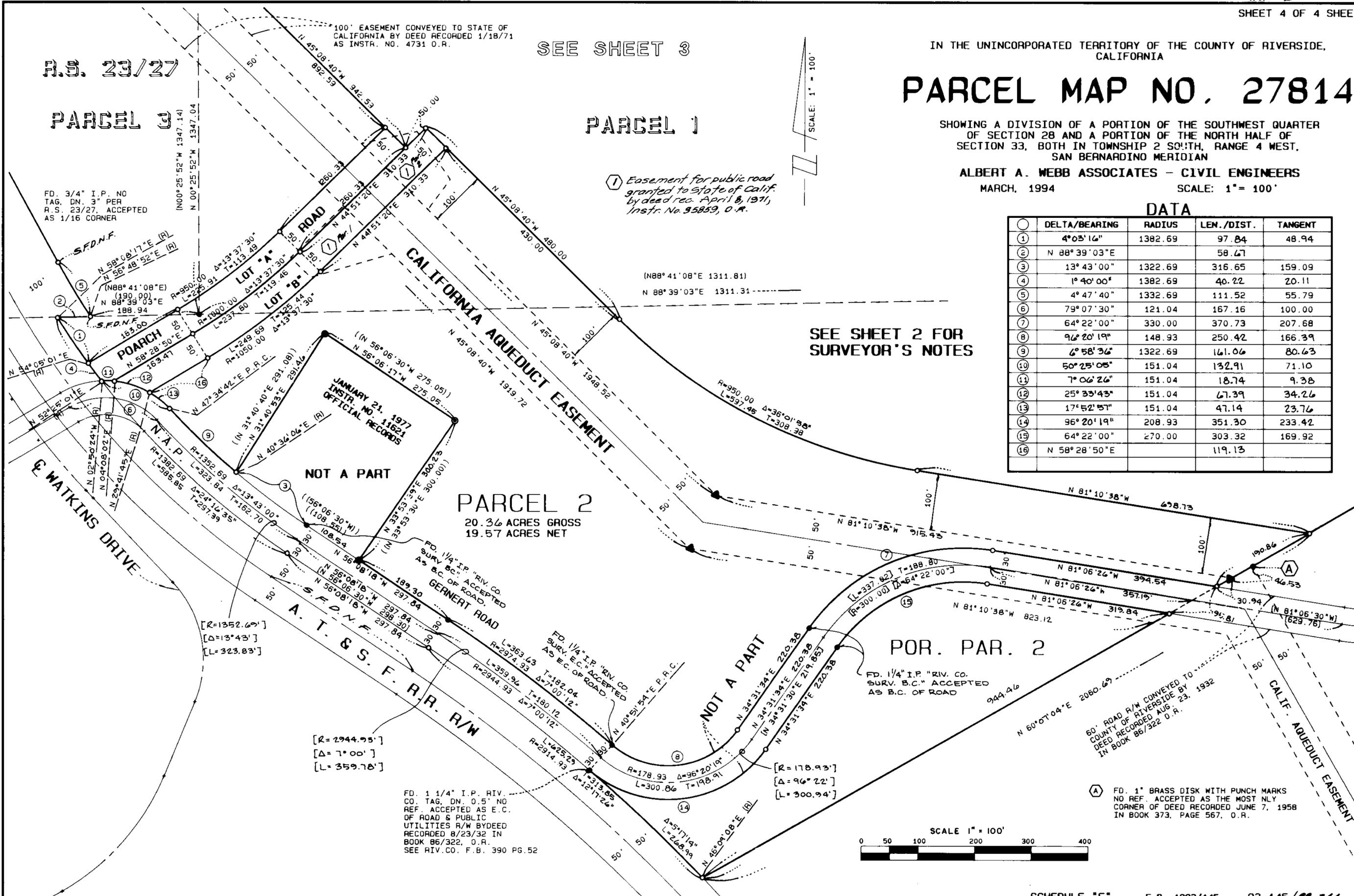
① Easement for public road granted to State of Calif. by deed rec. April 8, 1971, Instr. No. 95859, O.R.

SCALE: 1" = 100'

### DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	4°05'16"	1382.69	97.84	48.94
2	N 88°39'03"E		58.67	
3	13°43'00"	1322.69	316.65	159.09
4	1°40'00"	1382.69	40.22	20.11
5	4°47'40"	1332.69	111.52	55.79
6	79°07'30"	121.04	167.16	100.00
7	64°22'00"	330.00	370.73	207.68
8	96°20'19"	148.93	250.42	166.39
9	6°58'36"	1322.69	161.06	80.63
10	50°25'05"	151.04	132.91	71.10
11	7°06'26"	151.04	18.74	9.38
12	25°33'43"	151.04	67.39	34.26
13	17°52'57"	151.04	47.14	23.76
14	96°20'19"	208.93	351.30	233.42
15	64°22'00"	270.00	303.32	169.92
16	N 58°28'50"E		119.13	

SEE SHEET 2 FOR SURVEYOR'S NOTES



NOT A PART

PARCEL 2  
20.36 ACRES GROSS  
19.57 ACRES NET

NOT A PART

POR. PAR. 2

60' ROAD R/W CONVEYED TO COUNTY OF RIVERSIDE BY DEED RECORDED AUG. 23, 1932 IN BOOK 86/322 O.R.

Ⓐ FD. 1" BRASS DISK WITH PUNCH MARKS NO REF. ACCEPTED AS THE MOST NLY CORNER OF DEED RECORDED JUNE 7, 1958 IN BOOK 373, PAGE 567, O.R.

