

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 1 OF 2 SHEETS

# PARCEL MAP 29428

BEING A SUBDIVISION OF THE EASTERLY 375 FEET OF THE SOUTHERLY HALF OF LOT 25 OF WOODCREST ACRES AS SHOWN ON MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 62, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. ALSO BEING A PORTION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.B.M.

FEBRUARY, 2001

CALIFORNIA REGIONAL ENGINEERS

### RECORDER'S STATEMENT

FILED THIS 20th DAY OF Nov, 2001, AT 9:00 AM IN BOOK 200 OF PARCEL MAPS, AT PAGES 33-34, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2001-585423

FEE \$ 8.00

GARY L. ORSO, COUNTY ASSESSOR - CLERK - RECORDER

BY: [Signature], DEPUTY

SUBDIVISION GUARANTEE: ORANGE COAST 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 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". AS A CONDITION OF LOTS "A" AND "B" (MARIPOSA AVENUE) THE OWNERS OF PARCELS 1 AND 2 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING TWO ADJACENT 20' ACCESS OPENINGS, ONE EACH FOR PARCELS 1 AND 2 AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

[Signature]  
CHARLES M. RODRIGUEZ, TRUSTEE OF THE CHARLES AND EVELYN RODRIGUEZ FAMILY TRUST

[Signature]  
EVELYN M. RODRIGUEZ, TRUSTEE OF THE CHARLES AND EVELYN RODRIGUEZ FAMILY TRUST

### BENEFICIARY STATEMENT

GE Capital Mortgage Services, Inc.  
PACIFIC NATIONAL BANK NATIONAL BANKING ASSOCIATION, AS BENEFICIARY, UNDER DEED OF TRUST RECORDED OCTOBER 16, 1997, AS INSTRUMENT NUMBER 376992, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

[Signature]  
PRESIDENT (VICE PRESIDENT)  
Cecelia Grana

[Signature]  
SECRETARY (ASSISTANT SECRETARY)  
Stoney Martin

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF San Bernardino ) S.S.  
ON June 25, 2001, BEFORE ME, Cecelia Grana and Stoney Martin PERSONALLY APPEARED Cecelia Grana and Stoney Martin 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND  
[Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE  
Sue Crawford  
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.  
MY COMMISSION EXPIRES 10/17/02

### 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 ~~THOSE ON SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE COMMITTED TO BE REPAIRED.~~

DATED: 6-27, 2001.  
11-7

PAUL McDONNELL, COUNTY TAX COLLECTOR  
BY: [Signature], DEPUTY

### TAX BOND CERTIFICATE

~~I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2000.00 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 THE 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: 6-27, 2001~~

~~GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_, DEPUTY~~

~~CASH TAX BOND  
PAUL McDONNELL, COUNTY TAX COLLECTOR  
BY: [Signature], DEPUTY~~

### NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF MITIGATION CHARGE (MOCKING BIRD CANYON AREA)

NOTICE IS HEREBY GIVEN THAT IN RECOGNITION OF THE NEED TO MITIGATE THE EFFECT OF THE IMPACT UPON DRAINAGE FACILITIES CAUSED BY THE DEVELOPMENT OF THIS PARCEL MAP, THE LAND DIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE COUNTY OF RIVERSIDE ELECTING TO MAKE PAYMENT OF \$500.00 PER LOT (OR A PRO-RATED AMOUNT PER SAID AGREEMENT) TO THE COUNTY OF RIVERSIDE.

NOTICE IS FURTHER GIVEN THAT THE LAND DIVIDER HAS ELECTED TO DEFER SAID PAYMENT TO THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT FOR SAID LOTS AND THAT THE OWNER OF EACH LOT SHALL BE REQUIRED TO PAY THE APPLICABLE AMOUNT AT TIME OF ISSUANCE OF EITHER A GRADING OR BUILDING PERMIT.

### 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 IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 29428 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 27, 2001 THE EXPIRATION DATE BEING FEBRUARY 27, 2004 AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: Nov 8, 2001

BY: [Signature]  
MARK S. BERNAS, L.S. 4568  
COUNTY SURVEYOR  
EXP. DATE: 9/30/2003



### DIRECTOR OF TRANSPORTATION'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DATED: 11/13, 2001

BY: [Signature]  
DAVID E. BARNHART, R.C.E. 19776  
DIRECTOR OF TRANSPORTATION  
EXP. DATE: 9/30/05

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) S.S.  
ON June 11, 2001, BEFORE ME, Cruz Helen Tapia (Notary Public) PERSONALLY APPEARED Charles M. Rodriguez + Evelyn M. Rodriguez 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND  
[Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE  
Cruz Helen Tapia  
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.  
MY COMMISSION EXPIRES 01-16-03



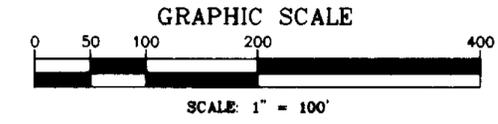
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CALIFORNIA REGIONAL ENGINEERS



### BASIS OF BEARINGS NOTE

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARIPOSA AVENUE, BEING NORTH 88°45'23" EAST AS SHOWN ON MAP ON FILE AT BOOK 112 OF PARCEL MAPS, PAGES 1 AND 2, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

### SURVEYOR'S NOTES

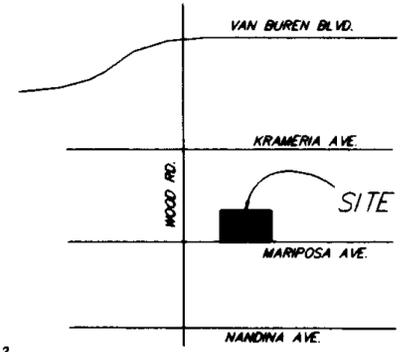
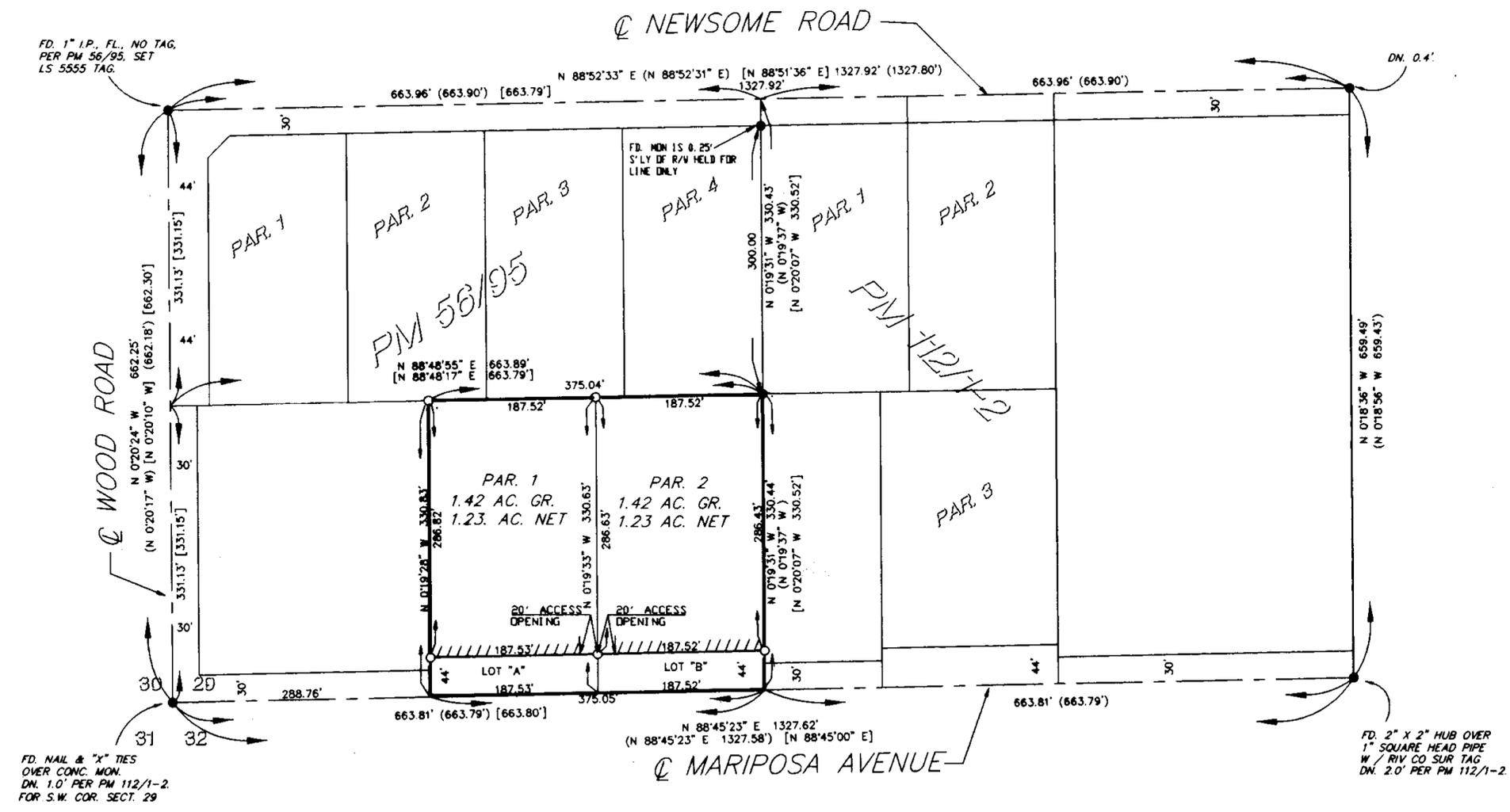
- INDICATES FOUND 1" I.P. W/ LS 4343 TAG, FLUSH, PER PM 112/1-2, UNLESS OTHERWISE NOTED HEREON.
- INDICATES SET 3/4" I.P. W/ LS 5555 PLAS. PLG., FLUSH, UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 15241, P.M. 112/1-2.
- [ ] INDICATES RECORD DATA PER PARCEL MAP NO. 10876, PM 56/95.

///// INDICATES RESTRICTED ACCESS

THIS PARCEL MAP CONTAINS 2.84 ACRES GROSS

### ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 31, PAGE 17. THIS AFFECTS ALL LOTS.



VICINITY MAP  
N.T.S.