

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP No. 29358

A PORTION OF BLOCK 65 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGES 20 AND 21, RECORDS OF SAN BERNARDINO COUNTY, ALSO BEING A SUBDIVISION OF PARCELS 2 AND 3 OF RECORD OF SURVEY RECORDED IN BOOK 31, PAGE 9, RECORDS OF RIVERSIDE COUNTY.

## RECORDER'S STATEMENT

FILED THIS 29<sup>TH</sup> DAY OF March 2002 AT 8:00 A.M. IN BOOK 201 OF PARCEL MAPS, AT PAGES 2A-25 AT THE REQUEST OF THE CITY CLERK.  
No. 2002-162443  
FEE \$9.00  
GARY L. ORSO - COUNTY ASSESSOR - CLERK - RECORDER

BY: A. R. [Signature] DEPUTY  
SUBDIVISION GUARANTEE BY:  
FIRST AMERICAN TITLE INSURANCE COMPANY

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNER'S OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREIN; THAT WE ARE THE ONLY PERSON'S WHOSE CONSENT IS NECESSARY TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.  
WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS FOR THE BENEFIT OF PARCEL 2 THE EASEMENT DESIGNATED PRIVATE EASEMENT FOR INGRESS AND EGRESS.

INTEGRA ENGINEERING INC.  
SAN BERNARDINO, CALIFORNIA

AUGUST, 1999

## NICHOLAS E. TAVAGLIONE AND SALLIE B. TAVAGLIONE

TRUSTEE'S OF THE NICHOLAS E. TAVAGLIONE AND SALLIE B. TAVAGLIONE FAMILY TRUST

Nicholas E. Tavaglione  
NICHOLAS E. TAVAGLIONE  
Sallie B. Tavaglione  
SALLIE B. TAVAGLIONE

## CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED: 10/22 2001

PAUL C. SUNDEEN  
CITY TREASURER

BY: UR [Signature]

## SURVEYOR'S STATEMENT

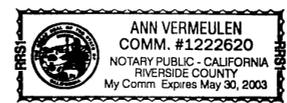
THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TRUSTEE'S OF THE NICHOLAS E. TAVAGLIONE AND SALLIE B. TAVAGLIONE FAMILY TRUST IN AUGUST, 1999. I HEREBY STATE THAT ALL MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP; 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: 8-20 2001



BY: John R. Dawson  
JOHN R. DAWSON L.S. NO. 3547  
(L.S. EXPIRES JUNE 30, 2004)

## NOTARY ACKNOWLEDGMENT



STATE OF CALIFORNIA  
COUNTY OF Riverside

ON 08/23/01 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Nicholas E. Tavaglione + Sallie B. Tavaglione ( PERSONALLY KNOWN TO ME - OR -  PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON (S) WHOSE NAMES (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 SIGNATURES (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. MY COMMISSION EXPIRES 5/30/2003

Ann Vermeulen  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
CAPACITY CLAIMED BY SIGNER

() INDIVIDUAL (S) () PARTNER(S) () ATTORNEY-IN-FACT () TRUSTEE  
() SUBSCRIBING WITNESS () GUARDIAN/CONSERVATOR () CORPORATE:

OFFICER (S): \_\_\_\_\_ () OTHER  
SIGNER IS REPRESENTING: \_\_\_\_\_ NAME OF PERSON (S) OR ENTITY (IES)

## TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 3800.00 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: 3-28 2002

CASH TAX BOND  
PAUL McDONNELL

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Dail Ashburn DEPUTY

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

## PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

### WATER FACILITIES

PARCEL 1 - EXISTING WATER SERVICE CONNECTION - NO FEES COLLECTED WITH THIS PARCEL MAP.

PARCEL 2 - DISTRIBUTION SYSTEM FEE, ELEVATION FEE, SERVICE AND METER CHARGE, AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL 2 AS SHOWN ON THIS PARCEL MAP.

### ELECTRIC FACILITIES

THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCEL 2 AS SHOWN ON THIS PARCEL MAP.

### EASEMENTS

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

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

DATED: Oct. 26 2001

BY: Thomas P. Evans

## UTILITIES EASEMENT CERTIFICATE

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

### EASEMENTS:

A 5' P.U.E. FOR THE PURPOSE OF ELECTRICAL FACILITIES, TELEPHONE LINES AND CABLE, RECORDED 5/22/59, IN BOOK 2477 PAGE 279, O.R., RIVERSIDE COUNTY, CALIFORNIA

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

DATED: Oct 26 2001

BY: Thomas P. Evans

## TAX COLLECTOR STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$ 3800.

DATED: 3-28 2002

PAUL MC DONNELL  
COUNTY TAX COLLECTOR

BY: Dail Ashburn

## CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 21<sup>ST</sup> DAY OF February 2002, AND IT CONFORMS WITH THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON OCTOBER 21, 1999.



ROBERT C. WALES RCE 18793  
CITY ENGINEER Exp. 6-30-05

BY: Robert C. Wales

P.M.B. 201 / 24

P.M.B. 201 / 24

**SURVEY NOTES:**

1. BASIS OF BEARINGS IS THE CENTERLINE OF MARY STREET TAKEN AS NORTH 37°57'46" WEST AS SHOWN BY MAP ON FILE IN BOOK 155 OF MAPS, PAGES 23 THROUGH 24 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● FOUND MONUMENTS AS NOTED
3. ○ SET 1" I.P. LS 3547 FLUSH, UNLESS OTHERWISE NOTED.
4. ⊙ SET NAIL & LS 3547 TAG UNLESS OTHERWISE NOTED.
5. ( ) PER M.B. 155/23-24, RIVERSIDE COUNTY.
6. [ ] PER R.S. 31/9, RIVERSIDE COUNTY.

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INTEGRA ENGINEERING INC.  
SAN BERNARDINO, CALIFORNIA

AUGUST, 1999

