

M.B.191/26

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE THE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP...

Gregory E. Leon, President California Mustang Group, Inc.

John A. Blake, Secretary California Mustang Group, Inc.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE ss. ON MARCH 23, 1988 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE...

Signature of Howard L. Blake, Notary Public, Commission Expires April 26, 1991

Howard L. Blake, Beneficiary of a deed of trust recorded November 18, 1987 instrument No. 329452.

STATE OF CALIFORNIA COUNTY OF ORANGE ss. ON MARCH 23, 1988 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND IN SAID STATE...

Signature of Francis C. Elahl, Notary Public, Commission Expires April 26, 1991

STATE OF CALIFORNIA COUNTY OF RIVERSIDE ss. ON MARCH 25, 1988 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE...

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT OF NOEL ELAHL AND ROBERTE ANDREE LEROUX ELAHL...

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 ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES...

DATED September 30, 1988 R. WAYNE WATTS COUNTY TAX COLLECTOR

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.

TRACT 21245

BEING A DIVISION OF A PORTION OF PARCEL 1 AND PARCEL 2 OF PARCEL MAP 10342 ON FILE IN PARCEL MAP BOOK 69, PAGES 10 & 11, RIVERSIDE COUNTY RECORDS...

F.C.E ASSOCIATES INC, RIVERSIDE, CALIFORNIA. AUGUST 1987.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT No. 21245...

Sept. 20, 1988 DATED BY Barry Beck CITY ENGINEER

CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF TWO SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT No 21245 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS...

Alice A. Hare CITY CLERK OF THE CITY OF RIVERSIDE BY Alice A. Hare

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$1300.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA...

Sept 15, 1988 DATED Cash Tax Bonds R. Wayne Watts Treasurer & Tax Collector DEPUTY

RECORDER'S STATEMENT

FILED THIS 30th DAY OF SEPTEMBER, 1988, AT 2:00 P.M. IN BOOK 191 OF MAPS, AT PAGES 26+27. AT THE REQUEST OF THE CITY CLERK. FEE \$8.00 No. 284355

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAME ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS...

SEPT 20, 1988 DATED BY Bill D. Carnahan DIRECTOR OF PUBLIC UTILITIES

CITY TREASURER

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...

9-14-88 DATED BY Barbara J. Steckel CITY TREASURER

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION...

2-18-88 DATED BY Perry Elias Topoulos CIVIL ENGINEER # 32770

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY INLAND ENGINEERING ON 12-19-1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

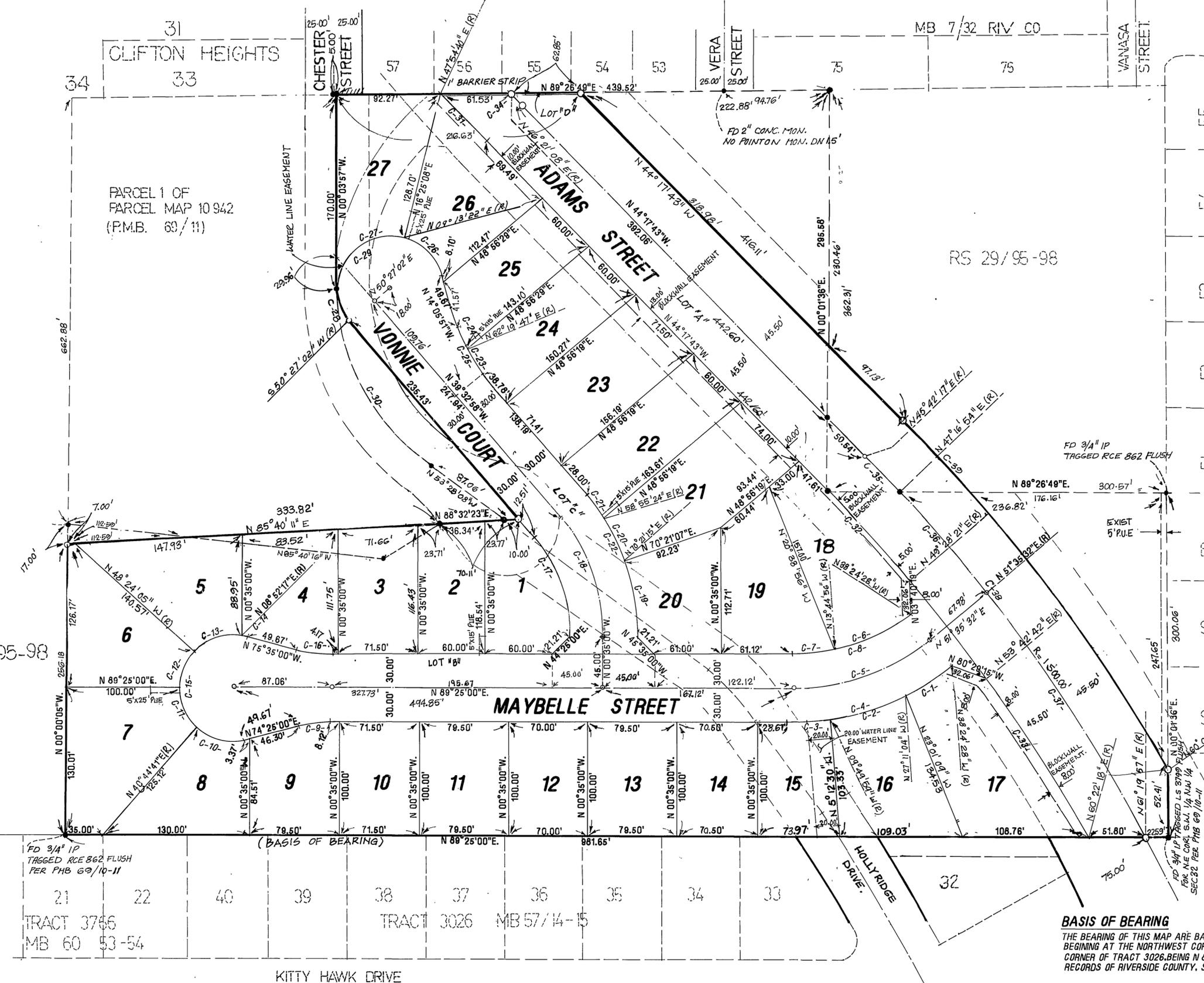
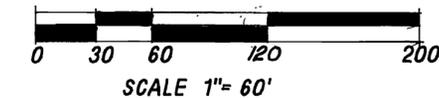


M.B.191/26

TRACT 21245

BEING A DIVISION OF A PORTION OF PARCEL 1 AND PARCEL 2 OF PARCEL MAP 10942 ON FILE IN PARCEL MAP BOOK 69, PAGES 10 & 11 RIVERSIDE COUNTY RECORDS, TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, T.2S, R.5W, S.B.M. F.C.E ASSOCIATES INC, RIVERSIDE, CALIFORNIA.

AUGUST 1987.



CURVE DATA				
N°	DELTA	RADIUS	LENGTH	TANGENT LENGTH
C-1-	11° 13' 24"	230.00'	45.05'	22.60'
C-2-	17° 21' 05"	230.00'	69.65'	35.10'
C-3-	08° 14' 58"	230.00'	37.13'	18.61'
C-4-	37° 49' 28"	230.00'	151.84'	78.80'
C-5-	37° 49' 28"	200.00'	132.03'	68.52'
C-6-	24° 39' 32"	170.00'	73.16'	37.16'
C-7-	13° 09' 56"	170.00'	39.06'	19.62'
C-8-	37° 49' 28"	170.00'	112.22'	58.24'
C-9-	15° 00' 00"	103.00'	26.97'	13.58'
C-10-	56° 19' 41"	48.00'	47.19'	25.70'
C-11-	48° 40' 19"	48.00'	40.77'	21.71'
C-12-	42° 10' 55"	48.00'	35.34'	18.51'
C-13-	57° 16' 22"	48.00'	47.98'	26.21'
C-14-	05° 32' 43"	48.00'	4.65'	2.32'
C-15-	210° 00' 00"	48.00'	175.93'	—
C-16-	15° 00' 00"	103.00'	26.97'	13.58'
C-17-	38° 57' 58"	150.00'	102.01'	53.68'
C-18-	38° 57' 58"	180.00'	122.42'	63.68'
C-19-	18° 46' 24"	210.00'	68.61'	34.72'
C-20-	11° 25' 51"	210.00'	41.90'	21.02'
C-21-	08° 45' 43"	210.00'	32.11'	16.08'
C-22-	38° 57' 58"	210.00'	142.82'	74.30'
C-23-	11° 52' 45"	103.00'	21.36'	10.72'
C-24-	13° 34' 22"	103.00'	24.40'	12.26'
C-25-	25° 27' 07"	103.00'	45.76'	23.61'
C-26-	66° 40' 47"	48.00'	55.86'	31.58'
C-27-	99° 17' 18"	48.00'	83.18'	56.49'
C-28-	38° 29' 02"	48.00'	33.08'	17.22'
C-29-	205° 27' 07"	48.00'	172.12'	—
C-30-	53° 24' 11"	200.00'	186.41'	100.60'
C-31-	02° 12' 23"	1545.50'	59.51'	29.76'
C-32-	03° 46' 04"	1454.50'	95.65'	47.84'
C-33-	06° 39' 36"	1454.50'	169.07'	84.63'
C-34-	00° 38' 51"	1500.00'	16.95'	8.51'
C-35-	01° 34' 37"	1500.00'	41.28'	20.64'
C-36-	04° 18' 38"	1500.00'	112.86'	56.45'
C-37-	09° 44' 25"	1500.00'	255.00'	127.81'
C-38-	15° 37' 40"	1500.00'	409.13'	205.84'
C-39-	14° 19' 08"	1545.50'	386.18'	194.10'

ENGINEER'S NOTES:

- INDICATES FOUND 1 1/4" O.D. IRON PIPE TAGGED L.S. 3799, FLUSH, UNLESS OTHERWISE NOTED
- INDICATES 1" I.P. TAGGED R.C.E. 32770 SET FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG MARKED R.C.E. 32770 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF
- () INDICATES RECORD DATA AS NOTED
- INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS
- THIS TRACT CONTAINS 8.863 ACRES

BASIS OF BEARING
 THE BEARING OF THIS MAP ARE BASED ON THE NORTH LINE OF TRACT 3766, AND TRACT 3026, BEGINNING AT THE NORTHWEST CORNER OF TRACT 3766, AND ENDING AT THE NORTHEAST CORNER OF TRACT 3026, BEING N 89° 25' 00" E ON FILE IN M.B. 60/53-54 AND M.B. 57/14-15, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

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