

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 borderline. We hereby dedicate to public use for street and public utility purposes, Lot "A" and Lot "B".

STEWART G. MILLER and KAY MILLER

Stewart G. Miller Kay Miller
Stewart G. Miller Kay Miller

BENEFICIARY

MECHANICS NATIONAL BANK, a California Corporation, as Beneficiary per Instrument No. 041008, Recorded February 1, 1990, Records of Riverside County, California.

David A. Cooke Eric J. Woodstrom
DAVID A. COOKE ERIC J. WOODSTROM
SR. VICE-PRESIDENT SENIOR VICE PRESIDENT

UTILITIES EASEMENT CERTIFICATE

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

Rights of way as granted to Twin Buttes Water Company and water rights together with the right of entry for the purpose of laying, maintaining, and constructing water ditches, canals, pipelines, flumes, and conduits for conveying and distributing water for irrigation and domestic purposes, as set out in deed recorded August 11, 1919 in Book 508, Page 101 of Deeds, records of Riverside County, California.

A permanent easement and right of way as granted to Citizens Domestic Water Company to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line pipe or pipes, ditches, or flumes, together with any or all fitting appurtenant thereto, for the conveyance of water in, over and across the herein described property, together with certain water and water rights, as set out in deed recorded March 18, 1926 in Book 663, Page 591 of Deeds, Records of Riverside County, California.

A perpetual easement as granted to Arlington Mutual Water Company in and over the herein described property for the construction, maintenance and operation of pipes conduits, poles wires, ditches, canals and other means of conveying electricity, power and water, reserving all rights pertaining to the use of electricity and power for all other purposes, as set out in Deed recorded February 13, 1925, in Book 629, Page 218 of Deeds, Records of Riverside County, California.

Dated: MARCH 30, 1990. Bill D. Carnahan
Director of Public Utilities
By: Dieter P. Wirtzfeld

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

An easement for pipelines, canals, ditches and conduits in favor of Security Trust and Savings bank, in instrument recorded November 27, 1937 in Book 355, Page 218, of Official Records of Riverside County, California, and cannot be located from the records.

An easement for pipe, pole lines, canals and ditches in favor of Security First National Bank of Los Angeles, in instrument recorded September 2, 1931 in Book 38, Page 337, of Official Records of Riverside County, California, and cannot be located from the records.

SOILS REPORT

A preliminary soil report was prepared on the 11th of May, 1989, as requested by the Health and Safety Code of California, Section 17953; By SOILS INTERNATIONAL.

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

TRACT No. 23932

BEING A SUBDIVISION OF PARCEL 4, P.M. 21092, AS SHOWN BY MAP ON FILE IN BOOK 149, PAGES 83 AND 84 OF PARCEL MAPS AND LOT 27 OF EL RINCON AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 85 AND 86 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST)

COMMUNITY ENGINEERING SERVICES, INC. PATRICK M. WALLACE, R.C.E. 27366
RIVERSIDE, CALIFORNIA JANUARY, 1989

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 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 \$ 2,900.00.

Date: March 21, 1990. R. Wayne Watts
County Tax Collector

By: Marilou Shepe
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 2,900.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon 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.

Date: 4-11, 1990. Gerald A. Maloney
Clerk of the Board Of Supervisors

By: Mania Brooks
Deputy

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all lots as shown on the map, and that all Public Utilities Easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated: MARCH 30, 1990. Bill D. Carnahan
Director of Public Utilities

By: Dieter P. Wirtzfeld

CITY TREASURER 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. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated: 3-9, 1990. Barbara J. Steckel
City Treasurer

By: Barbara Steckel

RECORDERS STATEMENT

Filed this 13th day of APRIL, 1990
at 2:00 P.M. in Book 216 of Maps, at Pages
49-51 at the request of the City Clerk
No. 135496
Fee \$1000

William E. Coneray, County Recorder
By: Santa Pagan, Deputy
Subdivision Guarantee:
FIRST AMERICAN TITLE INSURANCE COMPANY

CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of three (3) sheets be, and the same is hereby accepted as the final map of Tract Map 23932 and the streets and easements are hereby accepted as public streets and easements and the City Clerk is hereby authorized and directed to attest said map by signing her 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 10th day of April, 1990.

Alice A. Hare
City Clerk of the City of Riverside

By: Alice A. Hare

ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during January, 1989, that all 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. The survey is true and complete as shown.

Dated: Mar 1, 1990



Patrick M. Wallace
Patrick M. Wallace R.C.E. 27366
(Registration Expires 3-31-93)

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. 23932, which was approved by Riverside Planning Commission on Sept 22, 1988, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and Title 18 of the Riverside Municipal Code applicable at the time of the approval of the Tentative Map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements have been filed with the Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated: April 3, 1990.

Barry Beck R.C.E. 20900
(Registration Expires 09-30-93)
City Engineer

By: Barry Beck

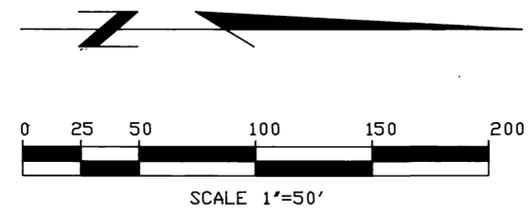
M.B. 216/49

M.B. 216/49

TRACT No. 23932

BEING A SUBDIVISION OF PARCEL 4, P.M. 21092, AS SHOWN BY MAP ON FILE IN BOOK 149, PAGES 83 AND 84 OF PARCEL MAPS AND LOT 27 OF EL RICON AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 85 AND 86 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST)

COMMUNITY ENGINEERING SERVICES, INC. PATRICK M. WALLACE, R.C.E. 27366
RIVERSIDE, CALIFORNIA JANUARY, 1989



ENGINEER'S NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE CENTERLINE OF JONES AVENUE PER M.B. 11/85-86 AND P.M.B. 149/84 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING N.01°41'26"E.

- INDICATES SET 1" I.P., FLUSH, W/PLASTIC PLUG STAMPED R.C.E. 27366, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. TAGGED R.C.E. 33365, FLUSH, PER P.M. 21092, P.M.B. 149/83-84, UNLESS OTHERWISE NOTED.

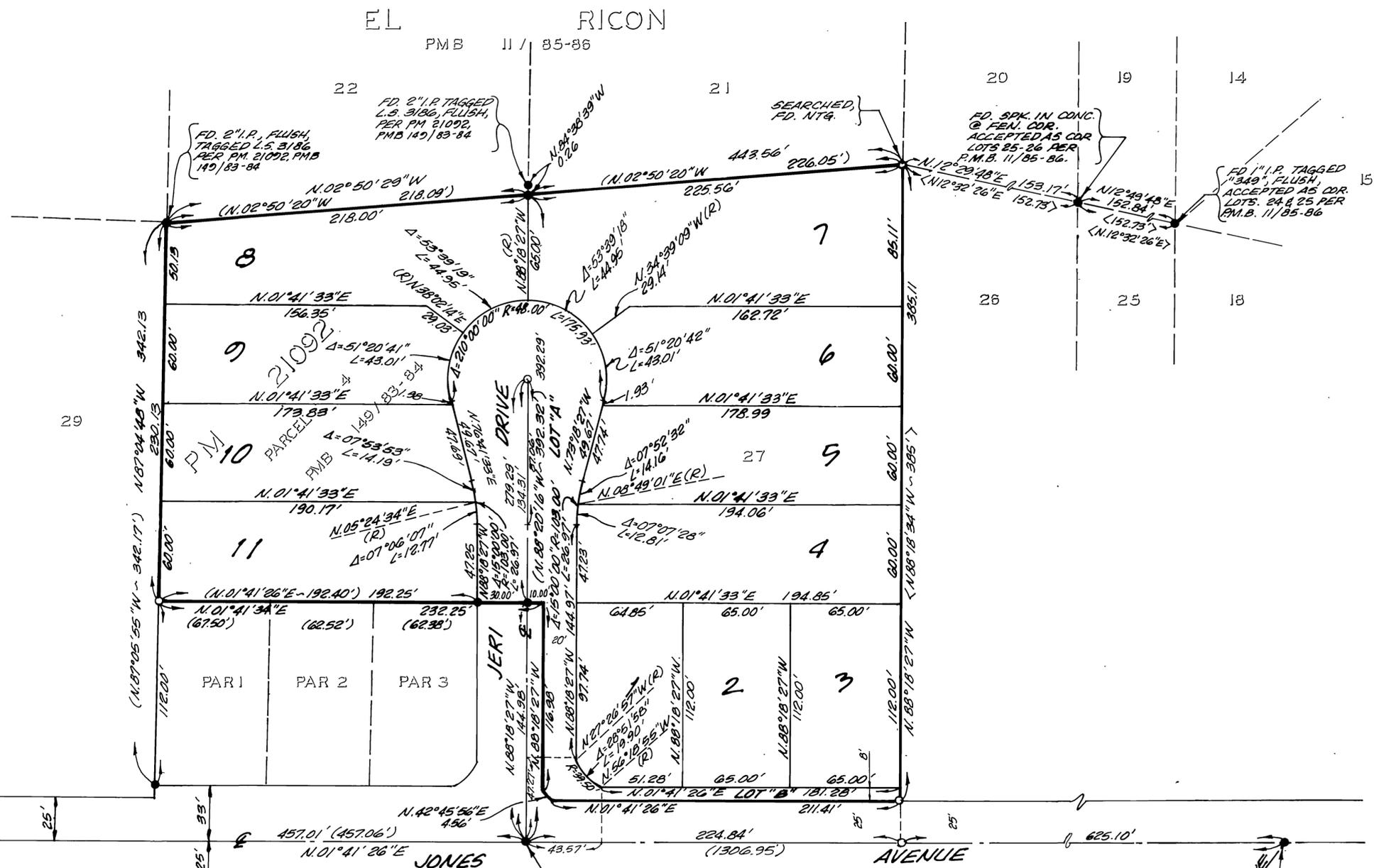
SET 1" I.P., FLUSH, W/PLASTIC PLUG STAMPED R.C.E. 27366 AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE LOT LINES AND CORNER CUTBACKS, FLUSH, UNLESS OTHERWISE NOTED.

SET NAIL AND R.C.E. 27366 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

() INDICATES RECORD DATA PER PARCEL MAP 21092, P.M.B. 149/83-84.

< > INDICATES RECORD DATA PER MAP OF EL RICON, P.M.B. 11/85-86.

THIS TRACT CONTAINS 3.118 ACRES.



FD. SMALL P.K. NAIL NO 749, ACCEPTED AS E. INT. OF JONES & COOK AVE. CHECKS AS PER CITY TIES C.R. E.B. 852/87 PER P.M. 149/84

FD. 1" I.P. TAGGED R.C.E. 33365, FLUSH, PER P.M. 21092, P.M.B. 149/83-84. ACCEPTED AS E. INT. OF JONES AVE. & JERI DR.

FD NAIL IN LIEU OF 5/4" I.P. ACCEPTED AS E. INT. OF JONES AVENUE & MOBLEY AVENUE. PER P.M. 21092, P.M.B. 149/83-84.

M.B. 216/51

M.B. 216/51