

City Copy

246/35

OWNER'S STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate for construction and maintenance of electrical, sewer facilities, Lots "A" through "E", inclusive. We hereby dedicate for construction and maintenance of electrical energy distribution facilities, the easements designated as "5' X 30' P.U.E.", "10' P.U.E.", "12' P.U.E." and "BLANKET P.U.E." We hereby dedicate for construction and maintenance of sewer facilities, the easement designated as "12' SEWER EASEMENT".

MISSION VILLAGE HOMES, L.P., a California limited partnership  
By: JAMCO DEVELOPMENT CORPORATION, General partner

MARK RUBIN SECRETARY  
ALEXANDER S. LOWY PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

County of Los Angeles ) SS

On October 1, 1993 before me, E Thompson, Notary Public  
personally appeared Mark Rubin and Alexander S. Lowy

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.

WITNESS my hand: My commission expires 8/13/97  
E Thompson E Thompson  
Notary Public in and for said State Print Name  
My principal place of business is in Los Angeles County.

SIGNATURE OMISSION

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

- INDICATES AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 6, 1987, AS INSTRUMENT NO. 62963, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 8, 1988, AS INSTRUMENT NO. 93682, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES AN EASEMENT FOR DRAINAGE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 8, 1988, AS INSTRUMENT NO. 93683, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES AN EASEMENT FOR UNDERGROUND FACILITIES IN FAVOR OF PACIFIC BELL, RECORDED JUNE 12, 1989, AS INSTRUMENT NO. 192104, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (BLANKET IN NATURE)

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 electric facilities necessary to provide service to all lots as shown on this map; and that all public utilities easement shown are sufficient for all requirements of the Electric Division of the Department of the Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

Dated OCT 5, 1993  
BILL D. CARNAHAN  
Director of Public Utilities  
By Dieter P. Witzfeld

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27653-1

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 4 OF ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO, CALIFORNIA, ALSO A PORTION OF LOT 1 OF TRACT 21434-1 AS SHOWN BY MAP ON FILE IN BOOK 187 OF MAPS AT PAGES 16 AND 17 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN SECTION 8, T. 3S., R. 4W., S.B.M. DECEMBER 1992

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

CITY TREASURER'S 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, except for the bonds of CFB #6-1. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 10/5/93

BARBARA J. STECKEL  
City Treasurer

By WJH Hammer

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 27653 which was approved by the Riverside City Planning Commission on Dec. 17, 1992 and any approved alteration thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of 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 has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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: 10/8/93

BARRY BECK R.C.E. 20900  
City Engineer Lic. Exp. 9/30/97

By Barry Beck

WATER CERTIFICATION

I certify that the design of the water system in Tract No. 27653-1 is in accordance with the Water System expansion plans of the Western Municipal Water District and that the water service, storage and distribution system will be adequate to provide water service to such tract. This certification does not constitute a guarantee that it will supply water to such tract at any specific quantities, flows or pressures for fire protection or any other purpose.

Principal Engineer RCE 21643

DATE 10/5/93

SOIL REPORT

A preliminary soil report was prepared on Feb. 9, 1993, as required by the Health and Safety Code of California, Section 17943 by LEIGHTON AND ASSOCIATES, INC.

RECORDER'S STATEMENT

Filed this 26th day of October, 1993

at 12:00 P.M. in Book 246 of

Maps, at Pages 35-37, at the request of the

CITY CLERK

Fee: \$10.00

No. 422482

WILLIAM E. CONERLY, County Recorder

By: Gina Huntley Deputy

Subdivision Guarantee: CONTINENTAL LAWYERS TITLE COMPANY

CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of THREE (3) sheets be, and the same is hereby accepted as the final map of Tract 27653-1 and the easements are hereby accepted as public 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 19th day of October, 1993.

KAREN E. LINDQUIST  
City Clerk of the City of Riverside, California

By: Mary A. Maxwell  
Assistant City Clerk

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 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 \$

Date 10-4-93

R. WAYNE WATTS  
County Tax Collector

by: Dail Ashburn  
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 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.

Date

GERALD A. MALONEY  
Clerk of the Board of Supervisors

CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector

by: Deputy

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of THREE (3) sheets correctly represents a survey made under my supervision during APRIL of 1988; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from 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: 9-7 1993



JAMES F. DAVIDSON, JR. L.S. 3018  
Exp. 6-30-96  
No. 3018

M.B. 246/35

M.B. 246/35

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 27653-1

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 4 OF ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO, CALIFORNIA, ALSO A PORTION OF LOT 1 OF TRACT 21434-1 AS SHOWN BY MAP ON FILE IN BOOK 187 OF MAPS AT PAGES 16 AND 17 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN SECTION 8, T. 3S., R. 4W., S.B.M. DECEMBER 1992

SCALE: 1"=100'

## J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

Bearings are based upon the centerline of PORT ROYAL WAY as being N.89°41'01"E. as shown on Tract 21434-1 by map on file in Book 187 of maps at Pages 16 and 17 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per M.B. 187/16-17, unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.
- △ Indicates Set Nail and L.S. 3018 Tag in conc. curb.

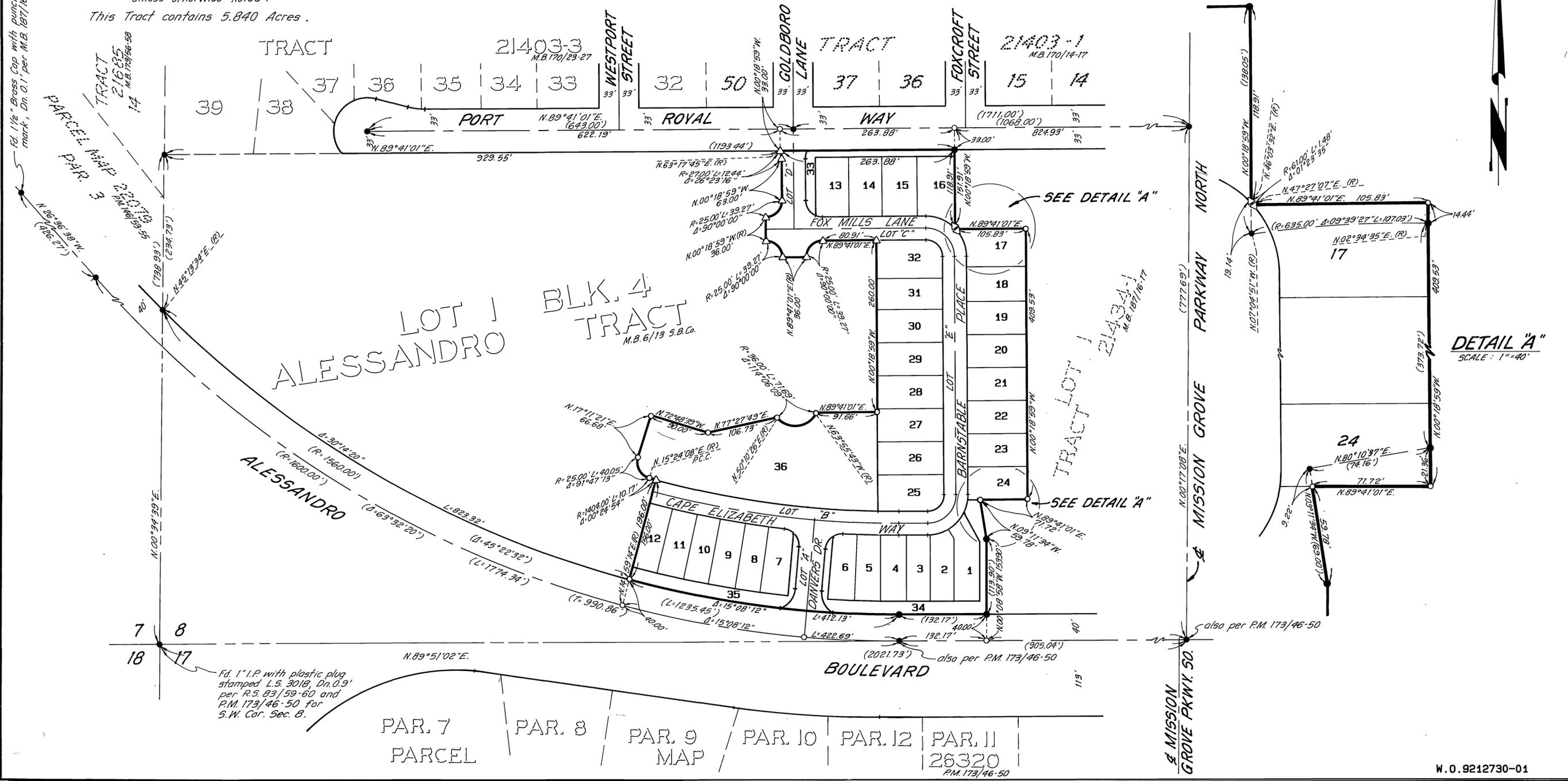
Set Nail and L.S. 3018 Tag in conc. curb for Front Lot corners.

Set 1" I.P. with plastic plug stamped L.S. 3018, Flush at all Rear Lot corners and angle points in Side Lot lines, unless otherwise noted.

(↖) Indicates Measured Data, also Record Data per M.B. 187/16-17, unless otherwise noted.

This Tract contains 5.840 Acres.

Fd. 1 1/2" Brass Cap with punch mark, Dn. 0.1 per M.B. 187/16-17.



DETAIL "A"  
SCALE: 1"=40'

M.B. 246/36

