

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 2 SHEETS

TRACT 27654

BEING A SUBDIVISION OF LOTS 11 THROUGH 14 OF BELMONT TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS AT PAGE 32 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 6, T.3 S., R.5 W., S.B.M.

NOVEMBER, 1992

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

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 and 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". We hereby dedicate for construction and maintenance of electrical energy distribution facilities, the easements designated as "10' P.U.E.", "5' P.U.E." and "5'X30' P.U.E.". We also hereby dedicate to public use for construction and maintenance of landscaping, utilities and sidewalks, the easement designated as "6' LANDSCAPING, UTILITIES AND SIDEWALK EASEMENT".

TEXAS AVENUE YOUTH CENTER INC., a California Corporation

Douglas R. Shackelton William H. Bonnett, III
DOUGLAS R. SHACKELTON, President WILLIAM H. BONNETT, III, Secretary

MAYNO DEVELOPMENT CO., INC., a California Corporation

Jack W. Maynor
JACK W. MAYNOR, President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
County of Riverside)

On September 29, 1993 before me, Leslie G. Duckett
personally appeared Douglas R. Shackelton and William H. Bonnett, III

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 June 23, 1995

Leslie G. Duckett Leslie G. Duckett
Notary Public in and for said State Print Name

My principal place of business is in Riverside County.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
County of RIVERSIDE)

On SEPT. 27, 1993 before me, BARBARA E. SMELTZER
personally appeared JACK W. MAYNOR

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 4/8/97

Barbara E. Smeltzer BARBARA E. SMELTZER
Notary Public in and for said State Print Name

My principal place of business is in RIVERSIDE County.

CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of two (2) sheets be, and the same is hereby accepted as the final map of Tract 27654 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 29 day of November 1993



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

By Karen E. Lindquist

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 27654 which was approved by the Riverside City Planning Commission on Nov. 19, 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: Oct. 22, 1993

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

By Barry Beck

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 this map; and that all public utilities easement shown are sufficient for all requirements of the Electric and Water Divisions of the Department of the Public Utilities of the City of Riverside.

Dated OCT 8, 1993

BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Witzfeld

SOIL REPORT

A preliminary soil report was prepared on October 8, 1992, as required by the Health and Safety Code of California, Section 17943 by Datum Geotechnical Consultants, Inc.

RECORDER'S STATEMENT

Filed this 4th day of November 1993

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

Maps at Pages 41-42 at the request of THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 442377

FEE: \$8.00
WILLIAM E. CONERLY, County Recorder

By: Jana Hunley Deputy

Subdivision Guaranteed: FIRST AMERICAN TITLE INSURANCE COMPANY

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 9-29-93

R. WAYNE WATTS
County Tax Collector

by Dail Ashhurst 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

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.

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

Dated 10/1/93

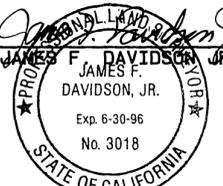
BARBARA J. STECKEL
City Treasurer

By Barbara J. Steckel

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during August of 1992, and that all monuments shown hereon actually exist and their positions are correctly shown or will be in 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.

Date: 4-6-93



L.S. 3018

M.B. 246/41

City Copy 246/42

M.B. 246/42

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27654

BEING A SUBDIVISION OF LOTS 11, 12, 13 AND 14 OF BELMONT TRACT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 32 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 6, T.3 S., R.5 W., S.B.M.

NOVEMBER 1992

SCALE 1" = 40'

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

BEARINGS ARE BASED UPON THE CENTERLINE OF TEXAS AVENUE AS SHOWN BY PARCEL MAP 22990 ON FILE IN BOOK 152 OF PARCEL MAPS, AT PAGES 14 AND 15 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING: N. 33°54'45" W.

—○— INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH UNLESS OTHERWISE NOTED.

() INDICATES RECORD DATA PER M.B. 14/32, UNLESS OTHERWISE NOTED.

< > INDICATES RECORD DATA PER P.M.B.152/14-15.

[] INDICATES RECORD DATA PER M.B. 35/81-83.

SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.

SET NAIL AND L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 1.93 ACRES.

*** CERTIFICATE OF CORRECTION**
C.C. - 85 1/24/93 # 470661 G.R.

UTILITIES EASEMENTS CERTIFICATE

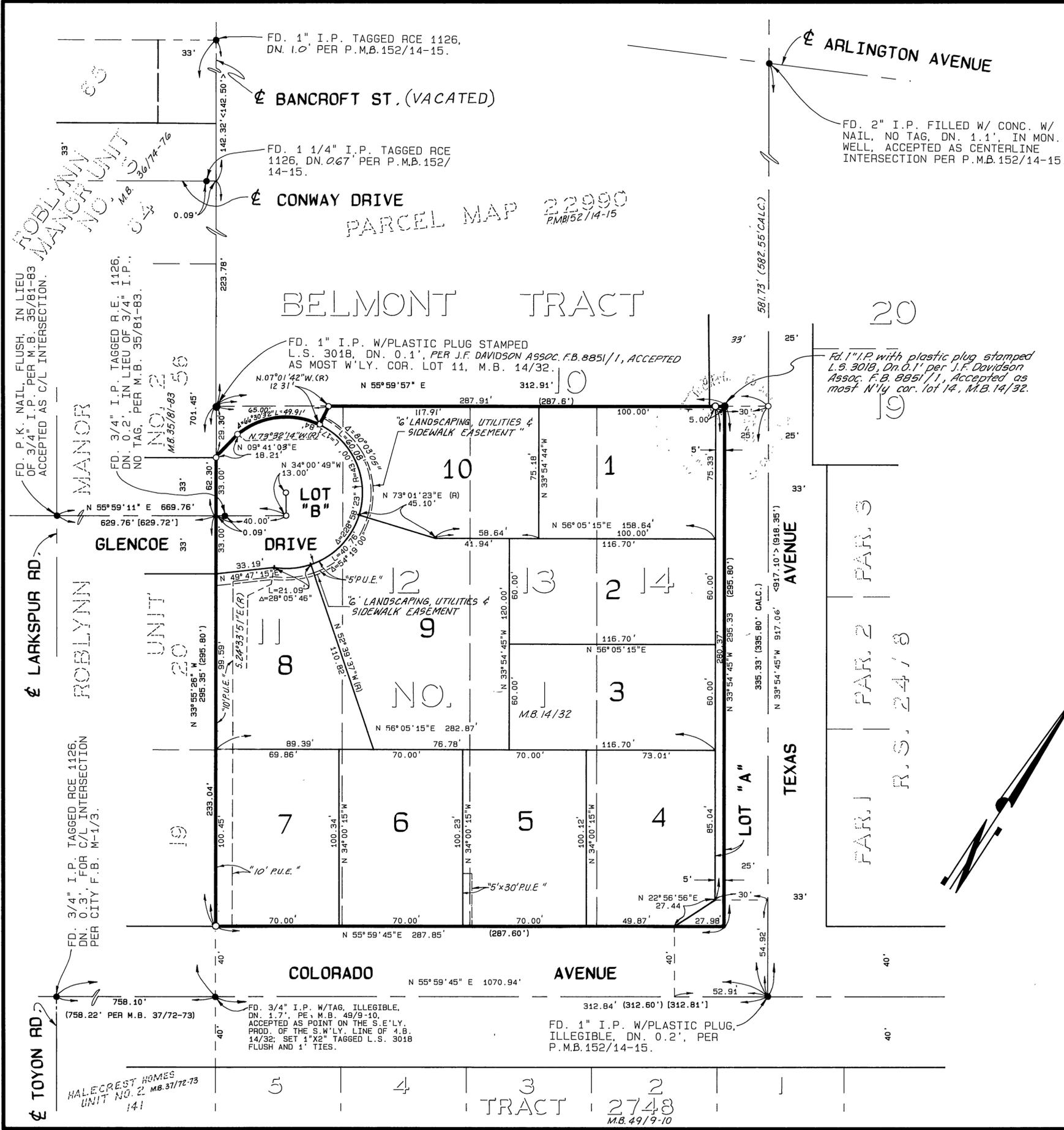
The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

A right of way reserved to the Riverside Water Company, and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use; the exact location thereof not being disclosed by the records.

Dated OCT 8, 1993

BILL D. CARNAHAN
Director of Public Utilities

By Dieter P. Witzfeld



M.B. 246/42

TRACT 2748
M.B. 49/9-10