

262/53

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 to public use for street and public utility purposes, Lots "A" and "B". We hereby dedicate for construction and maintenance of electrical and sewer facilities, Lots "C" through "I" inclusive. We hereby dedicate for construction and maintenance of electrical energy distribution facilities, the easements designated as "5' P.U.E.", "10' P.U.E.", "12' P.U.E.", "10'x22' P.U.E.", "5x15' P.U.E.", "5'x20' P.U.E.", "5'x25' P.U.E.", and "8' P.U.E.". We hereby dedicate an AVIGATION EASEMENT over lots 1 through 112 inclusive.

ALPERT STONEGATE HOMES, Inc., a California Corporation

Alpert Stonegate President

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust Rec. April 11, 1997 as Inst. No. 123545, O.R. Riv. Co., Ca.

Gary Francis ASST. VICE - PRESIDENT

K.R. Roth ASST. SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF SAN BERNARDINO ss

On this 27th day of January, 1997, before me, Koulie S. Williams - Roth a Notary Public in and for said State personally appeared Dennis B. Harrel personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission expires 02-16-00 Witness my hand and official seal

Koulie S. Williams - Roth Print Name

Koulie S. Williams - Roth Notary Public in and for said State

My principal place of business is in San Bernardino County.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ss COUNTY OF RIVERSIDE ss

On this 22nd day of April, 1997, before me, Joan Aeschleman, a Notary Public in and for said State personally appeared Gary Francis & K.L. Pasian personally known to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My commission expires 3-15-2000 Witness my hand and official seal

Joan Aeschleman Print Name

Joan Aeschleman Notary Public in and for said State

My principal place of business is in Riverside County.

SIGNATURE OMISSION

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

An easement for conduits and incidental purposes, together with the right of ingress and egress in favor of Eastern Municipal Water District, Rec. Mar. 4, 1955 in Book 1702, Page 467; Book 1702, Page 552; Book 1702, Page 553; Rec. Mar. 23, 1959 in Book 2436, Page 241; and Rec. Nov. 12, 1969 as Inst. No. 115832, all O.R. Riv. Co., Ca. (said Easement being blanket in nature)

A Indicates an easement for a pipeline in favor of Four Corners Pipe Line Company, Rec. Jan 10, 1958 in Book 2205, Pages 147-156, O.R. Riv. Co., Ca. (See Sheet 3)

D Indicates an easement for storm drain facilities in favor of the City of Riverside, Rec. June 1, 1994 as Inst. No. 222542, O.R. Riv. Co., Ca. (See Sheet 3)

E Indicates an easement for roadway slope and drainage facilities in favor of the City of Riverside, Rec. May 19, 1994 as Inst. No. 206032, O.R. Riv. Co., Ca. (See Sheet 5)

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 easements 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 APRIL 8, 1997

BILL D. CARNAHAN Director of Public Utilities

By Dieter P. Wintzfeld

SOIL REPORT

A preliminary soils report was prepared on June 7, 1993, as required by the Health and Safety Code of California, Section 17943 by John R. Byerly, Inc.

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

TRACT 27721

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5, 11 AND 14 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T. 3S., R. 4W., S.B.M.

DECEMBER 1996

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 the bonds of community facilities district 86-1.

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

Dated 3/27/97

BARBARA J. STECKEL City Treasurer

By WRC Hammer

CITY ENGINEER 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 27721 which was approved by the Riverside City Planning Commission on Apr. 22, 1993 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: 4/9/97

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

By: Barry Beck

WATER CERTIFICATION

I hereby state that the subdivider named on this map has not deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District and required fees have been paid, the district will supply water to each parcel. The easements shown are sufficient for all requirements of water distribution.

Jeffrey D. Sims 2/21/97 JEFFREY D. SIMS, RCE 46212 DATE

UTILITIES EASEMENTS

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

B Indicates an easement for electric transmission lines and cables in favor of the City of Riverside, recorded Jan. 20, 1966 as Inst. No. 7276, O.R. Riv. Co., Ca. (SEE SHEET 3)

C Indicates an easement for electric transmission facilities in favor of the City of Riverside, recorded July 29, 1993 as Inst. No. 294950; Recorded Aug. 25, 1993 as Inst. No.'s 332543 and 332544, all O.R. Riv. Co., Ca. (SEE SHEET 3)

DATE APRIL 8, 1997

BY Dieter P. Wintzfeld BILL D. CARNAHAN DIRECTOR OF PUBLIC UTILITIES

RECORDER'S STATEMENT

Filed this 28th day of APRIL, 1997

at 2:00 P.M. in Book 262 of

Maps, at Pages 53-57 at the request of the

CITY CLERK

Fee: \$14.00

No. 144253

FRANK K. JOHNSON, County Recorder

By: Santa Regan Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE COMPANY

CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of FIVE (5) sheets be, and the same is hereby accepted as the final map of Tract 27721 and the streets and easements are hereby accepted as public streets and easements. Lot "I" 1' Barrier Strip as dedicated on M.B. 248/93-98 is hereby accepted as a public street. 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 15th day of April, 1997.

COLLEEN J. NICOL City Clerk of the City of Riverside, California

By Colleen Nicol

TAX COLLECTOR'S CERTIFICATE

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 \$38,000.00.

Date 4-7-97

R. WAYNE WATTS County Tax Collector

by Dail Ashmuet Deputy

TAX BOND CERTIFICATE

I hereby state that a bond in the sum of \$38,000.00 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.

Date 4/17/1997

MAIRA BRASS, Deputy 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 FIVE (5) sheets correctly represents a survey made under my supervision during NOVEMBER of 1987; 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: FEB. 20 1997

Daniel J. Kipper DANIEL J. KIPPER L.S. 4628



M.B. 262/53

M.B. 262/53

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27721

BEING A SUBDIVISION OF A PORTION OF PARCELS 4, 5, 11, AND 14 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3 S., R. 4 W., S.B.M.

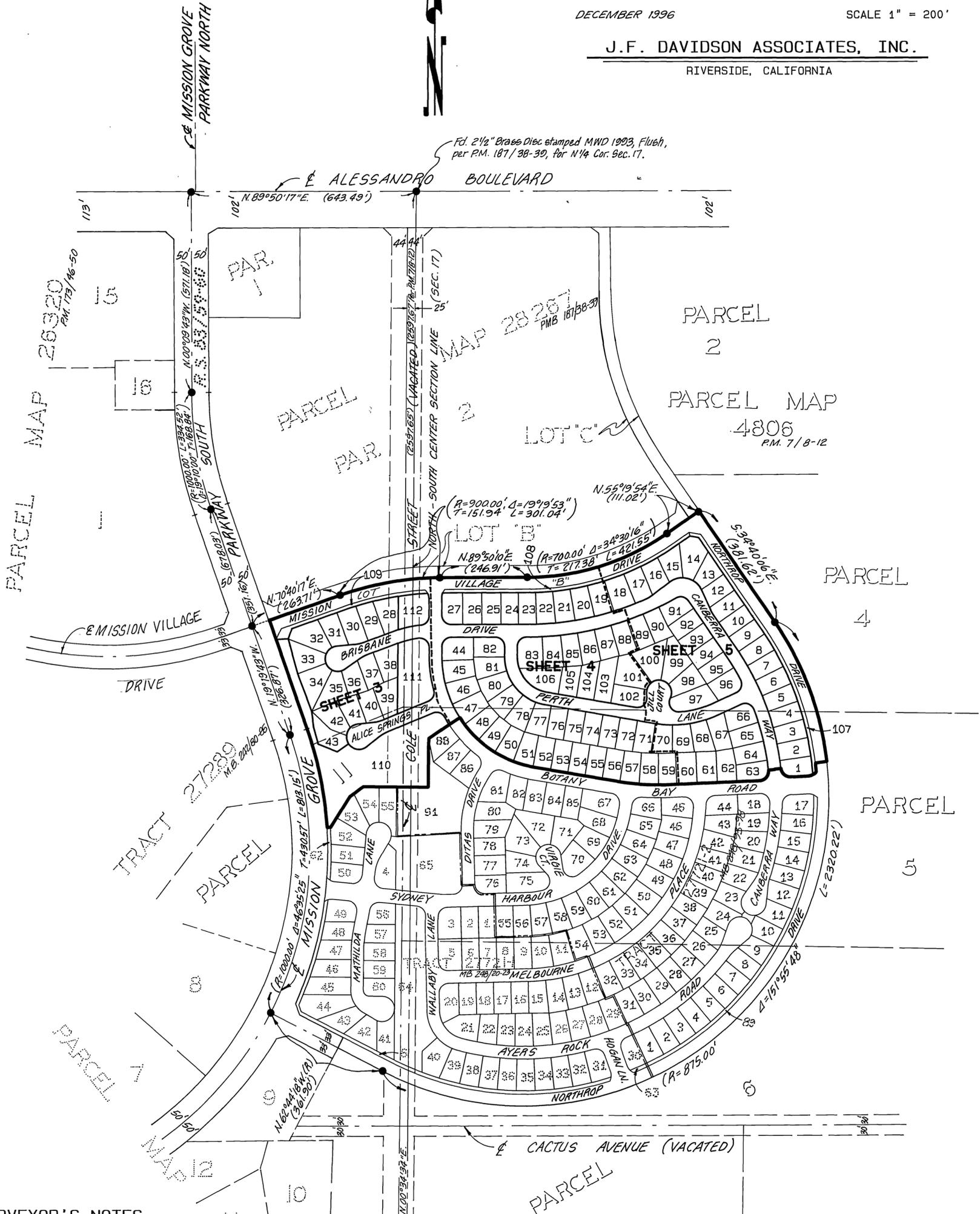
DECEMBER 1996

SCALE 1" = 200'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

CITY



SURVEYOR'S NOTES

Bearings are based upon the centerline of MISSION GROVE PARKWAY SOUTH as being N.19° 43' W. as shown on Tract 27721-2 by map on file book 248 of Maps at pages 22 through 28 thereof, Records of Riverside County, California.

■ Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Tract 27721-1 M.B. 248/20-23, unless otherwise noted.

● Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Tract 27721-2 M.B. 248/23-28, unless otherwise noted.

▲ Indicates Found Nail and L.S. 3018 tag in conc. curb per Tract 27721-2 M.B. 248/23-28, unless otherwise noted.

△ Indicates set 1" I.P. with plastic plug stamped L.S. 4628, Flush unless otherwise noted.

○ Indicates Set 1/2" Spike and L.S. 4628 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped L.S. 4628, Flush at all rear lot corners and angle points inside lot lines, unless otherwise noted.

Set Nail and L.S. 4628 Tag in conc. curb for front lot corners.

SURVEYOR'S NOTES (CONT.)
[] Indicates measured Data, also Record Data per Tract 27721-1 M.B. 248/20-23, unless otherwise noted.

() Indicates Measured Data, also Record Data per Tract 27721-2 M.B. 248/23-28, unless otherwise noted.

Lots "C" through "I" Blanket Sewer and Electrical Easements.

This Tract contains 19.119 Acres.

Fd. 3/4" I.P. Tagged R.C.E. 9876, Dn. 0.5' per P.S. 83/59-60 for 5 1/2 Cor. Sec. 17.

Fd. 2 1/2" Brass Disc stamped MWD 1993, Flush, per P.M. 187/38-39, for N 1/4 Cor. Sec. 17.

M.O. 9713462
M.O. 921281801

SURVEYOR'S NOTES

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27721

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DECEMBER 1996

SCALE 1" = 40'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES (CONT.)

(- - -) Indicates Measured Data, also Record Data per Tract 27721-1 M.B. 248/20-23, unless otherwise noted.

(---) Indicates Measured Data, also Record Data per Tract 27721-2 M.B. 248/93-98, unless otherwise noted.

Lots "C" through "I" Blanket Sewer and Electrical Easements.

This Tract contains 19.119 Acres.

Bearings are based upon the centerline of MISSION GROVE PARKWAY SOUTH as being N.19° 19' 43"W. as shown on Tract 27721-2 by map on file book 248 of Maps at pages 23 through 28 thereof, Records of Riverside County, California.

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Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Tract 27721-2 M.B. 248/93-98, unless otherwise noted.

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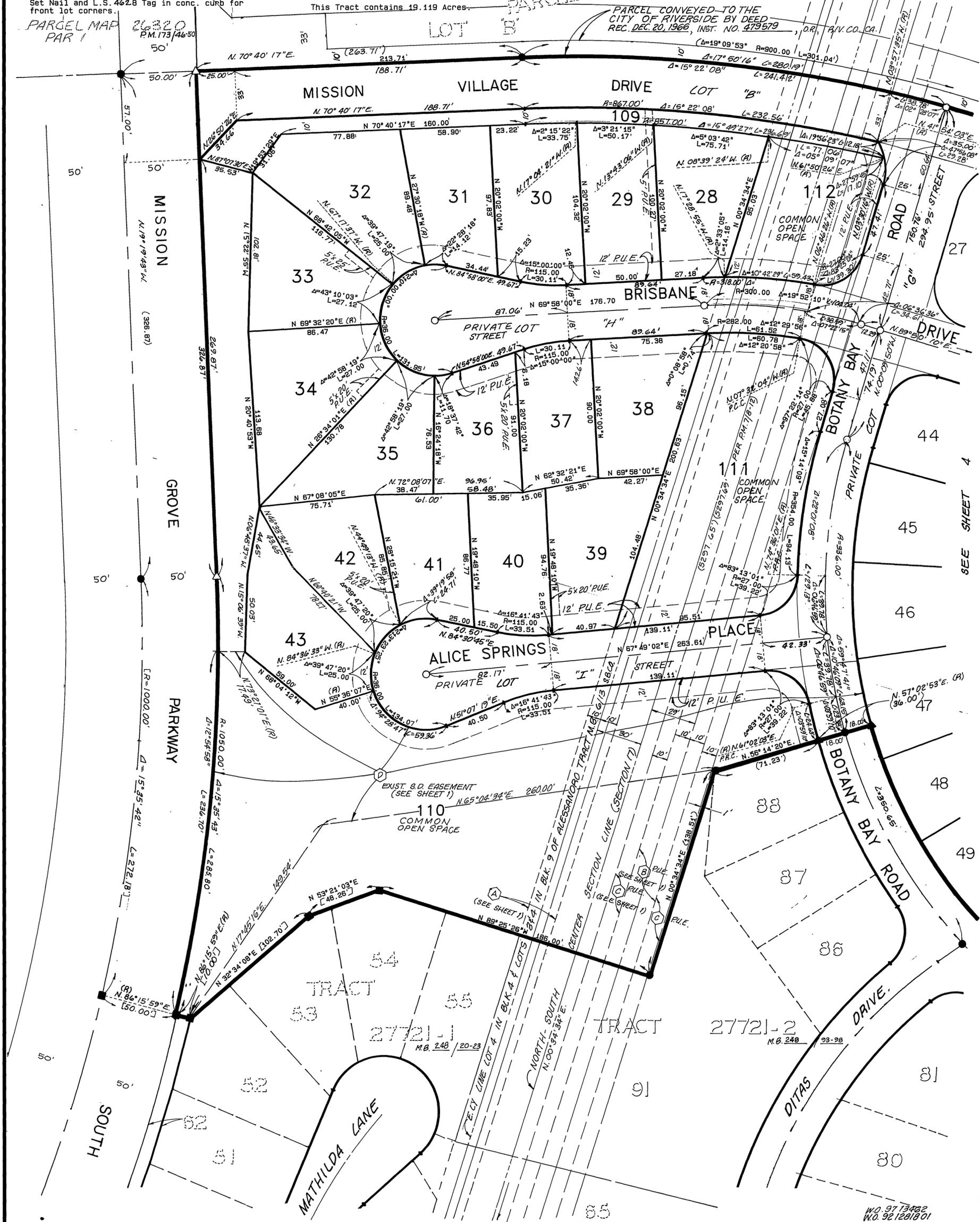
Indicates set 1" I.P. with plastic plug stamped L.S. 4628, Flush unless otherwise noted.

Indicates Set 1/2" Spike and L.S. 4628 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped L.S. 4628, Flush at all rear lot corners and angle points inside lot lines, unless otherwise noted.

Set Nail and L.S. 4628 Tag in conc. curb for front lot corners.

PARCEL MAP 26320 P.M. 173/46-50 PAR 1



PAR 2 MAP 28267 P.M.B. 187/38-39



SEE SHEET 4

N.O. 9713482 N.O. 92128101

TRACT 27721

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DECEMBER 1996

SCALE 1" = 40'

J.F. DAVIDSON ASSOCIATES, INC.

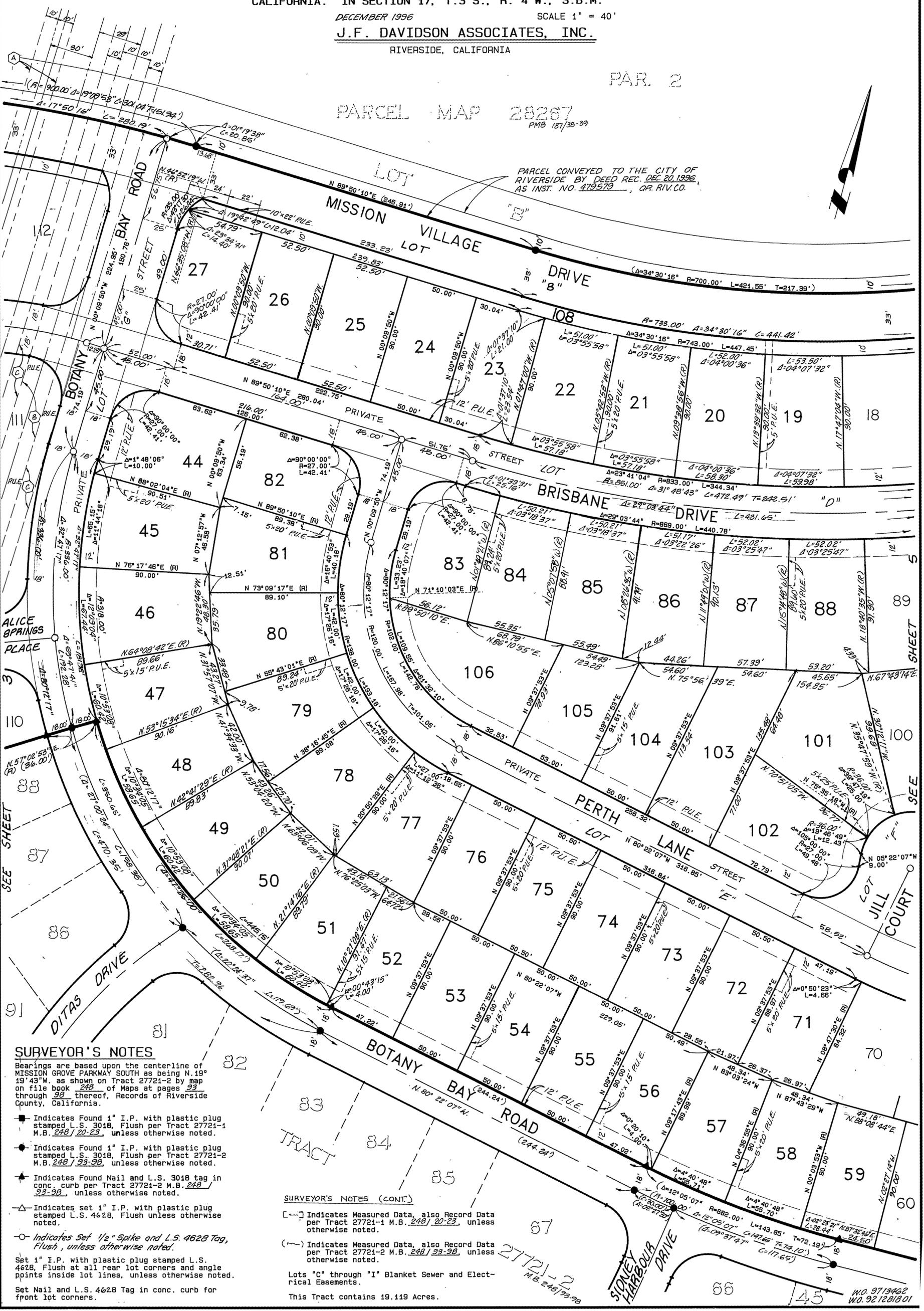
RIVERSIDE, CALIFORNIA

PAR. 2

PARCEL MAP 28267

PMB 187/38-39

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. DEC. 20, 1996, AS INST. NO. 479279, OR. RIV. CO.



SURVEYOR'S NOTES

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 - Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Tract 27721-2 M.B. 248/23-28, unless otherwise noted.
 - ▲ Indicates Found Nail and L.S. 3018 tag in conc. curb per Tract 27721-2 M.B. 248/23-28, unless otherwise noted.
 - △ Indicates Set 1" I.P. with plastic plug stamped L.S. 4628, Flush unless otherwise noted.
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- Set 1" I.P. with plastic plug stamped L.S. 4628, Flush at all rear lot corners and angle points inside lot lines, unless otherwise noted.
- Set Nail and L.S. 4628 Tag in conc. curb for front lot corners.

SURVEYOR'S NOTES (CONT.)

- Indicates Measured Data, also Record Data per Tract 27721-1 M.B. 248/20-23, unless otherwise noted.
 - ⤷ Indicates Measured Data, also Record Data per Tract 27721-2 M.B. 248/23-28, unless otherwise noted.
- Lots "C" through "I" Blanket Sewer and Electrical Easements.
- This Tract contains 19.119 Acres.

TRACT 27721

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DECEMBER 1996

SCALE 1" = 40'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

PARCEL MAP 28267
PMB 187/30-39

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. DEC. 20, 1996, AS INST. NO. 479579 O.R. RIV. CO.

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. DEC. 20, 1996 AS INST. NO. 479579 O.R. RIV. CO.

SURVEYOR'S NOTES

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△ Indicates Set 1" I.P. with plastic plug stamped L.S. 4628, Flush unless otherwise noted.

○ Indicates Set 1/2" Spike and L.S. 4628 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped L.S. 4628, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

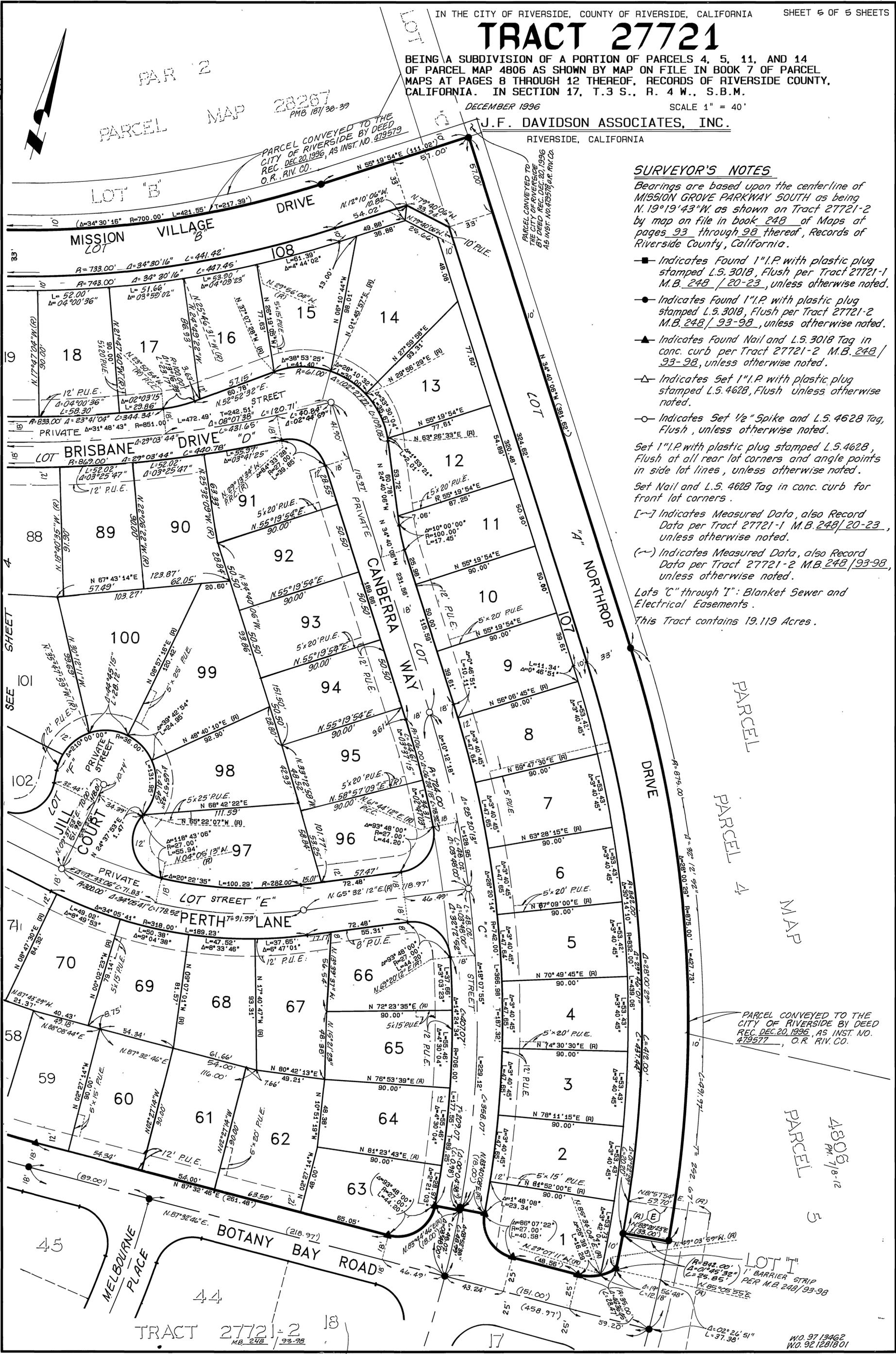
Set Nail and L.S. 4628 Tag in conc. curb for front lot corners.

[~] Indicates Measured Data, also Record Data per Tract 27721-1 M.B. 248 / 20-23, unless otherwise noted.

(~) Indicates Measured Data, also Record Data per Tract 27721-2 M.B. 248 / 93-98, unless otherwise noted.

Lots "C" through "I": Blanket Sewer and Electrical Easements.

This Tract contains 19.119 Acres.



PARCEL MAP 4806
P.M. 7/8-12

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. DEC. 20, 1996, AS INST. NO. 479577 O.R. RIV. CO.

PARCEL 4

PARCEL 5

TRACT 27721-2
M.B. 248 / 93-98

NO. 9713462
NO. 92128101