

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA PARCEL MAP 21092

RECORDER'S STATEMENT: SHT. 1 OF 2
FILED THIS 8th DAY OF April, 1988, AT 2:30 P.M. IN BOOK 149
OF PARCEL MAPS, AT PAGE(S) 83, 84, AT THE REQUEST OF THE CITY CLERK.
NO. 93483
FEE \$8.00

WILLIAM E. CONERLY, COUNTY RECORDER
BY: Gina Huntley

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE CO.

ENGINEER'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRY COURTWAY AND ESTHER COURTWAY ON APRIL 23, 1986. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

DATED 3-29-88 BY James E. Mullins
JAMES E. MULLINS, R.C.E. 33365



CITY ENGINEER'S STATEMENT:
THIS MAP HAS BEEN EXAMINED THIS 30th DAY OF March 1988 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK, R.C.E. 20900
CITY ENGINEER

BY: Barry Beck

TENTATIVE MAP APPROVED DECEMBER 5, 1985

CITY CLERK'S CERTIFICATE:
RESOLVED THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 21092, 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 5th DAY OF April 1988.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Oakley
Asst. 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, LOCAL OR MUNICIPAL 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 \$ 1,400.00

DATED March 28 1988.

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Nickie J. Mooneyham
DEPUTY

TAX BOND STATEMENT:
I HEREBY STATE THAT A BOND IN THE SUM OF \$ 40000 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.

DATED: March 28 1988

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: By Patti Gausa 86104

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; 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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A".

Terry D. Courtway Esther T. Courtway
TERRY D. COURTWAY ESTHER T. COURTWAY

TRUSTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 28, 1985, AS INSTRUMENT NO. 141199, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Richard J. Smith Hal Thomas
PRESIDENT ASST. SECRETARY

BENEFICIARY:

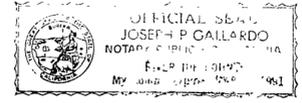
PEE BEE INVESTMENTS, A GENERAL PARTNERSHIP, BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 18, 1987, AS INSTRUMENT NO. 44144, BY ASSIGNMENT RECORDED FEBRUARY 18, 1987, AS INSTRUMENT NO. 44145, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A.E. Small
General Partner

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)S.S.
COUNTY OF RIVERSIDE

ON MARCH 8, 1988, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TERRY D. COURTWAY AND ESTHER T. COURTWAY, PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES MAR. 1, 1991
Joseph P. Gallardo
NOTARY PUBLIC IN AND FOR SAID STATE

CORPORATE NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)S.S.
COUNTY OF Riverside

ON March 28 1988, BEFORE ME, Leslie Duckett, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FREDERICK W. JOHNSTON AND HAL THOMAS, PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT, AND ASST. SECRETARY OF First American Title THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-8-91
Leslie Duckett
NOTARY PUBLIC IN AND FOR SAID STATE

PARTNERSHIP NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)S.S.
COUNTY OF Los Angeles

ON THIS 2nd DAY OF March 1988, BEFORE ME Frank J. Carbone A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AND A.E. Small PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, ON BEHALF OF THE PARTNERSHIP THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SAID PARTNERSHIP EXECUTED THE SAME.



WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES July 8, 1988
Frank J. Carbone
NOTARY PUBLIC IN AND FOR SAID STATE

BEING A DIVISION OF A PORTION OF LOT 28 OF EL RINCON AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 85-86 OF MAPS, RIVERSIDE COUNTY RECORDS. LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

MULLINS ENGINEERING, INC. MAY 1986
CORONA, CA.

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 3-29-88 BARBARA J. STECKEL
CITY TREASURER

BY: Barbara J. Steckel

UTILITIES EASEMENTS CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

- RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH 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, et seq., OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF ARLINGTON MUTUAL WATER COMPANY AS PER INSTRUMENT RECORDED FEB. 13, 1925, IN BOOK 629, PAGE 218, et seq., OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, 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, et seq., OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED MARCH 29, 88 BY Dieter P. Wirtzfeld

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1, #2, AND #3. NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #4.

ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO PARCELS #1, #2, #3 AND #4.

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: MARCH 29, 88 BY: Dieter P. Wirtzfeld

R. Wayne Watts
Treasurer & Tax Collector
By Patti Gausa



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 21092

BEING A DIVISION OF A PORTION OF LOT 28 OF EL RINCON AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 85-86 OF MAPS, RIVERSIDE COUNTY RECORDS. LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

MULLINS ENGINEERING, INC. MAY 1986
CORONA, CA.

P.M.B. 149/84

SIGNATURE OMISSIONS

PURSUANT TO SEC. 66436 (C) (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED:

1. AN EASEMENT FOR PIPELINES, CANALS, DITCHES, CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF SECURITY TRUST AND SAVINGS BANK IN INSTRUMENT RECORDED NOVEMBER 27, 1937, IN BOOK 355, PAGE 218, et seq., OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED BY RECORD.

2. AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1977, AS INSTRUMENT NO. 234684, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

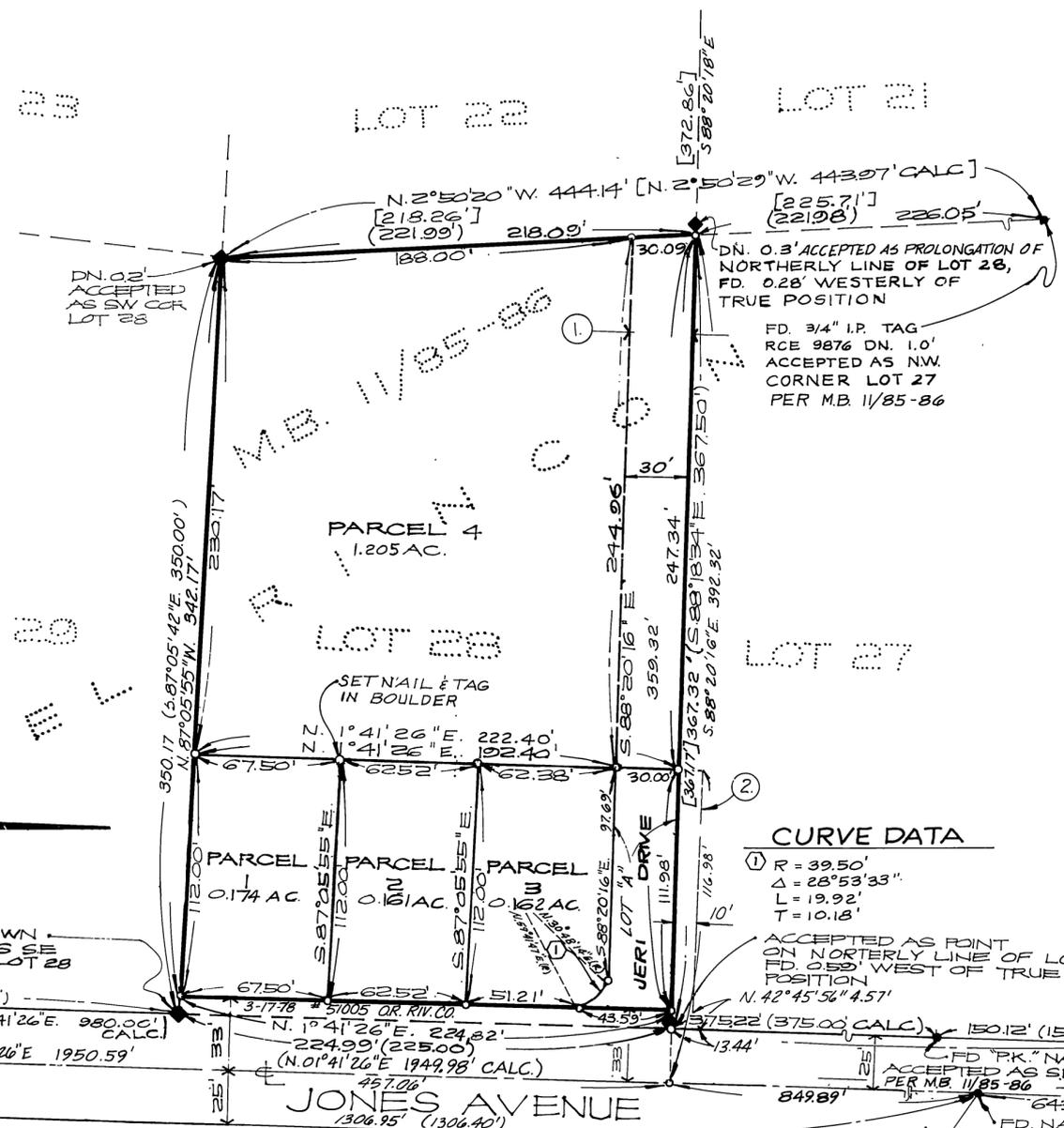
ENGINEER'S NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF JONES AVE. BEING N. 1° 41' 26" E. PER M.B. 11/85-86.
2. ○ SET 1" IRON PIPE FLUSH TAGGED R.C.E. 33365 UNLESS NOTED OTHERWISE.
3. ● FOUND MONUMENTS AS NOTED.
4. () INDICATES RECORD AND OR CALC'D. DATA PER M.B. 11/85-86 UNLESS OTHERWISE NOTED.
5. ◆ FOUND 2" I.P. FLUSH TAGGED L.S. 3186 UNLESS NOTED OTHERWISE.
6. [] CALC'D DISTANCE AND OR BEARING DETERMINED BY INTERSECTION OF BEARINGS PER MB 11/85-86.

EASEMENT NOTES:

- ① AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 23, 1977 AS INSTRUMENT NO. 234684, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA.
- ② A GRANT OF EASEMENT FOR PUBLIC STREET, HIGHWAY AND UTILITY PURPOSES, RECORDED April 8, 1988 AS INSTRUMENT NO. 93482 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SCALE 1"=50'



FD 3/4" I.P. TAG RCE 11842
DN 0.2' ACCEPTED AS POINT
ON SOUTHERLY LINE 0.06' EAST
OF TRUE POSITION OF SE. COR. OF LOT 28
PER M.B. 11/85-86

FD SMALL "PK" NAIL
NO TAG. ACCEPTED
AS E. INT. OF JONES
& COOK AVE.
CHECKS AS PER CITY
TIES C.R. F.B. 252/47
PER P.M. 116/55 &
P.M.B. 127/47-48

FOUND 0.1' DOWN
ACCEPTED AS SE
CORNER OF LOT 28

ACCEPTED AS POINT
ON NORTHERLY LINE OF LOT 28
FD 0.52' WEST OF TRUE
POSITION
N. 42° 45' 56" 4.51'

FD 3/4" I.P. NO TAG DN. 0.8'
ACCEPTED AS N.E. COR.
LOT 25 PER M.B. 11/85-86
SET TAG R.C.E. 33365

FD "PK." NAIL IN CONC.
ACCEPTED AS SE. COR. LOT 25
PER M.B. 11/85-86

FD. NAIL IN LIEU OF 3/4" I.P.
ACCEPTED E. INT.
JONES & MOBLEY AVE.
PER P.M.B. 51/26-27
& M.B. 158/82

FD NAIL & TAG, L.S. 3983, DN. 0.4'
E. INT. JONES & WELLS AVE.
PER P.M.B. 51/26-27.

P.M.B. 149/84