

CITY COPY

158/83

P.M.B. 158/83

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 PARCEL MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A", "B", AND "C". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "10' P.U.E." AND "20' P.U.E."

MADISON SQUARE PARTNERS  
A CALIFORNIA GENERAL PARTNERSHIP

JAMES KIMMEL  
(GENERAL PARTNER)

MIKE GEYER  
(GENERAL PARTNER)

TRUSTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER DEED OF TRUST RECORDED JANUARY 12, 1986 AS INSTRUMENT NO. 7043, DECEMBER 1, 1986 AS INSTRUMENT NO. 304037, DECEMBER 22, 1986 AS INSTRUMENT NO. 327628 AND AUGUST 26, 1987 AS INSTRUMENT NO. 247803, ALL OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature] PRESIDENT

BY: [Signature] SECRETARY

TRUSTEE:

DUENA ESCROW CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER DEED OF TRUST RECORDED DECEMBER 22, 1986 AS INSTRUMENT NO. 327629, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature] PRESIDENT

BY: [Signature] SECRETARY

TRUSTEE:

RNB TRUST DEED SERVICES, AS TRUSTEE, UNDER DEED OF TRUST RECORDED MARCH 17, 1989 AS INSTRUMENT NO. 83158 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature] PRESIDENT

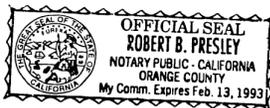
BY: [Signature] SECRETARY

NOTARY ACKNOWLEDGEMENT

State of California)  
County of ORANGE

On this 8th day of AUGUST, 1989, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared MIKE GEYER, (personally known to me/proved to me on the basis of satisfactory evidence) to be the person(s) that executed (the within/this) instrument, on behalf of the partnership therein named, and acknowledged to me that said partnership executed (the same/it).

My commission expires 2-13-93 Witness my hand and official SEAL



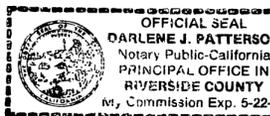
[Signature] Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)  
County of RIVERSIDE

On this 9th day of August, 1989, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared JAMES KIMMEL, (personally known to me/proved to me on the basis of satisfactory evidence) to be the person(s) that executed (the within/this) instrument, on behalf of the partnership therein named, and acknowledged to me that said partnership executed (the same/it).

My commission expires 5-22-90 Witness my hand and official SEAL



[Signature] Notary Public in and for said State

PARCEL MAP NO. 24126

BEING A SUBDIVISION OF LOTS 28, 29, AND 30 OF MADISON PARK AS SHOWN BY MAP ON FILE IN BOOK 14 AT PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (LOCATED IN SECTION 4, T 3S, R 5W, S 8M.)

THE KEITH COMPANIES INLAND EMPIRE

RIVERSIDE, CALIFORNIA

JANUARY, 1989.

NOTARY ACKNOWLEDGEMENT

State of California)  
County of ORANGE

On this 8th day of AUGUST, 1989, before me \_\_\_\_\_, a Notary Public in and for said State, personally appeared JOYCE CUSAK, (personally known to me/proved on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as DULY APPOINTED PRESIDENT and RECEIVER of DUENA ESCROW CORPORATION, a CALIFORNIA corporation, the corporation that executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

My commission expires 2-13-93 Witness my hand and official SEAL



[Signature] Notary Public in and for said State

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 700.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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.

DATED Aug. 10, 1989 GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
R. Wayne Watts  
Treasurer/Tax Collector  
by Alma McDonald  
Deputy

BY: \_\_\_\_\_ DEPUTY

TAX COLLECTOR 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 \$ 7,900.00. This certification excludes any supplemental tax assessment not yet extended.

DATED August 11, 1989 R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Rubend. Ammerman

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: 8-11-89 BARBARA J. STECKEL  
CITY TREASURER

BY: David H. Wight for

RECORDER'S STATEMENT

FILED THIS 25th DAY OF Aug, 1989, AT 11:00 AM IN BOOK 158 OF PARCEL MAPS AT PAGES 83-85 AT THE REQUEST OF THE CITY CLERK.

FEE: \$10.00  
NO: 290347

WILLIAM E. CONERLY, COUNTY RECORDER

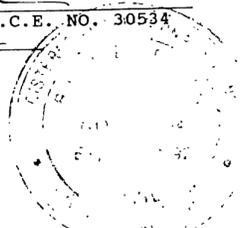
BY: Barita Kagan, DEPUTY

FIRST AMERICAN TITLE INSURANCE COMPANY  
SUBDIVISION GUARANTEE

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 MADISON SQUARE PARTNERS IN DEC., 1988. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF A CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

DATE: January 13, 1989 Brian L. Jensen  
BRIAN L. JENSEN, R.C.E. NO. 30534  
EXPIRES 3-31-92



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 17th DAY OF August, 1989, 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 EXP 9/30/89

BY: Barry Beck

TENTATIVE MAP APPROVED DECEMBER 8, 1988

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 PARCEL MAP 24126, 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 22nd DAY OF August, 1989



ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE,  
CALIFORNIA

BY: Alice A. Hare

P.M.B. 158/83

# PARCEL MAP NO. 24126

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THE KEITH COMPANIES INLAND EMPIRE  
RIVERSIDE, CALIFORNIA

JANUARY, 1989.

### UTILITY 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.

AN EASEMENT, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED APRIL 14, 1967 AS INSTRUMENT NO. 32243 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PUBLIC UTILITY FACILITIES.

A RIGHT-OF-WAY CONVEYED TO THE RIVERSIDE CANAL COMPANY, ITS SUCCESSORS AND ASSIGNS, IN INSTRUMENT RECORDED IN BOOK 21, PAGE 379 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID RIGHT-OF-WAY IS 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 HEREINABOVE RECORD.

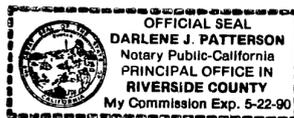
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

DATED: August 16, 1989 BY: [Signature]

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF Riverside)  
ON THIS 10th DAY OF August, 1989, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Michael C. Billings AND J. Richard Swartz (PERSONALLY KNOWN TO ME / PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS President PRESIDENT AND Chief Financial Officer SECRETARY OF B.M.B. Trust CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 5-22-90 WITNESS MY HAND AND OFFICIAL SEAL



Darlene J. Patterson  
NOTARY PUBLIC IN AND FOR SAID STATE

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

FRONTAGE FEES PAID FOR PARCELS #1, #2 AND #3. OFF-SITE MAIN REPLACEMENT (685.00') CHARGES PAID FOR PARCEL MAP #24126. ONE-INCH WATER SERVICE CONNECTION AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1 AND #3. EXISTING 3/4-INCH WATER SERVICE CONNECTIONS TO PARCELS #1, #2 AND #3.

#### 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 AND #3.

#### EASEMENTS

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

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

DATED: August 16, 1989 BY: [Signature]

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
COUNTY OF Riverside)  
ON THIS 10th DAY OF August, 1989, BEFORE ME Leslie Duckett, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Roderick W. Johnston AND Wayne Roy (PERSONALLY KNOWN TO ME / PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS Asst. Vice President PRESIDENT AND Asst. SECRETARY OF First American Title Insurance Co. A California CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

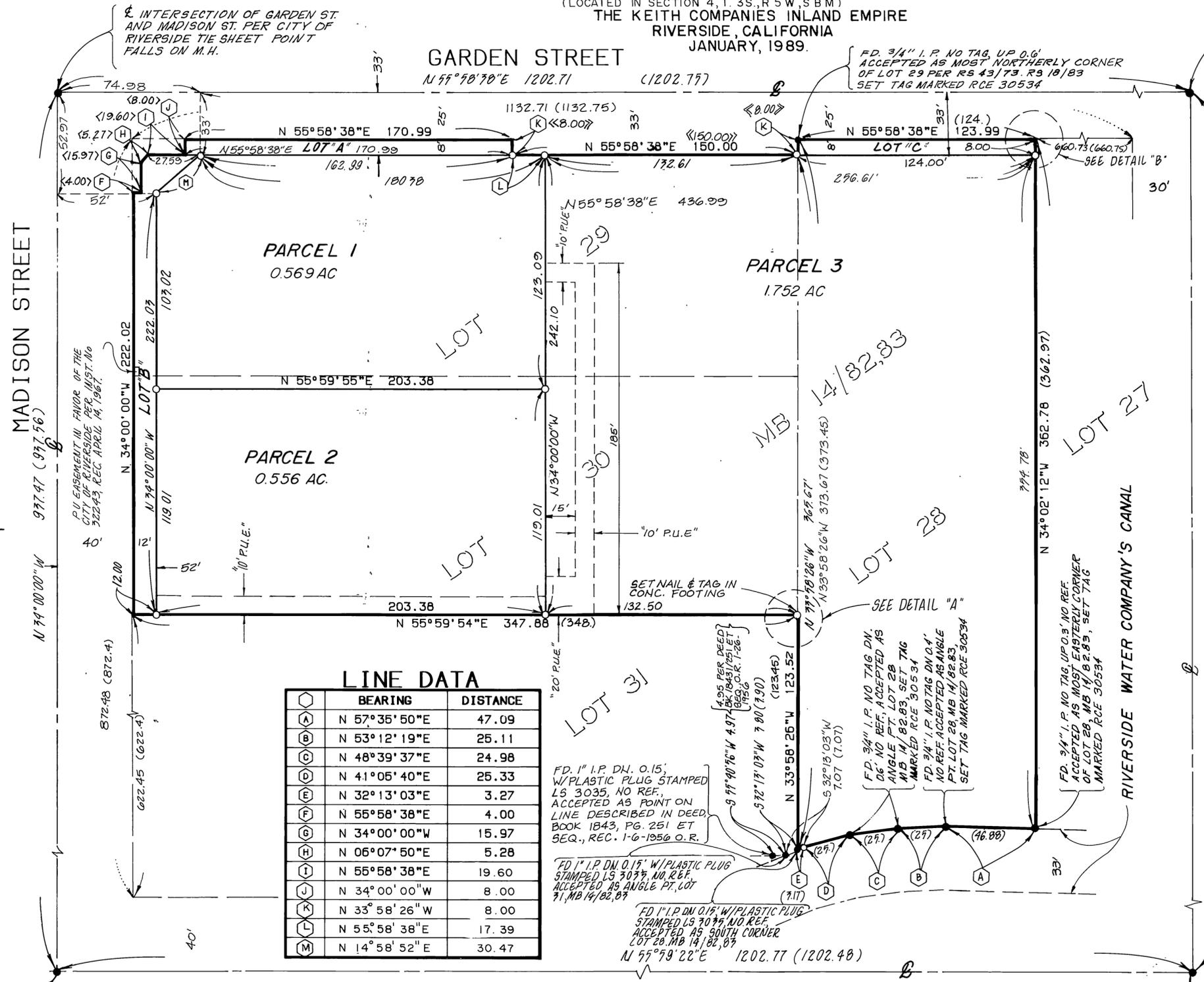
MY COMMISSION EXPIRES 3-8-91 WITNESS MY HAND AND OFFICIAL SEAL

Leslie Duckett  
NOTARY PUBLIC IN AND FOR SAID STATE

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

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 THE KEITH COMPANIES INLAND EMPIRE  
 RIVERSIDE, CALIFORNIA  
 JANUARY, 1989.

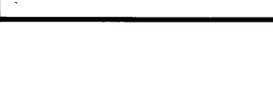
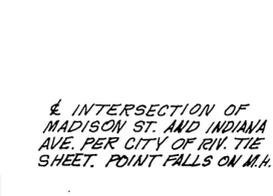
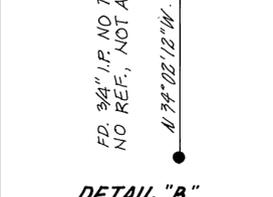
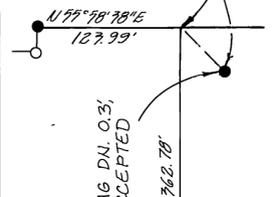
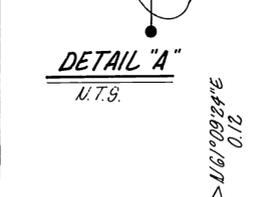
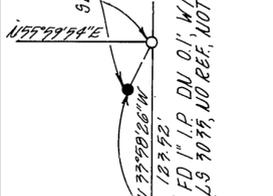
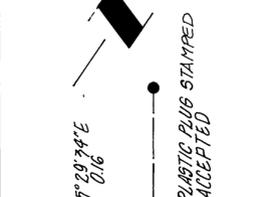
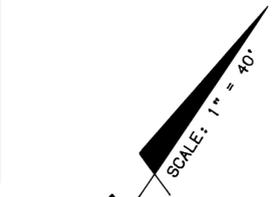


### LINE DATA

POINT	BEARING	DISTANCE
A	N 57° 35' 50" E	47.09
B	N 53° 12' 19" E	25.11
C	N 48° 39' 37" E	24.98
D	N 41° 05' 40" E	25.33
E	N 32° 13' 03" E	3.27
F	N 55° 58' 38" E	4.00
G	N 34° 00' 00" W	15.97
H	N 06° 07' 50" E	5.28
I	N 55° 58' 38" E	19.60
J	N 34° 00' 00" W	8.00
K	N 33° 58' 26" W	8.00
L	N 55° 58' 38" E	17.39
M	N 14° 58' 52" E	30.47

### ENGINEERS NOTES

- 1) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF MADISON STREET, MB 14/82,83, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS BEING N 34° 00' 00" W.
- 2) ● INDICATES MONUMENTS FOUND AS NOTED.
- 3) ○ INDICATES SET 1" I.P. TAGGED RCE 30534, FLUSH, UNLESS OTHERWISE SPECIFIED.
- 4) GROSS ACREAGE = 3.001 AC.
- 5) (XXX) INDICATES RECORD DATA PER MB 14/82,83, RECORDS OF RIVERSIDE COUNTY, CA.
- 6) (XXX) INDICATES RECORD DATA PER DEED RECORDED 3-22-1963 AS INSTRUMENT NO. 28882, O.R. RIVERSIDE COUNTY, CA.
- 7) (XXX) INDICATES RECORD DATA PER DEED RECORDED 11-20-1952 IN BOOK 1417, PAGE 426, O.R. RIVERSIDE COUNTY, CA.
- 8) ALL DISTANCES SHOWN ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.



P.M.B.158/85

P.M.B.158/85