

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 25685

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 10752 FILED IN BOOK 52, PAGES 1 AND 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.B.M.

RECORDER'S STATEMENT

FILED THIS 3rd DAY OF MARCH, 1993, AT 8:00 A.M. IN BOOK 179 OF PARCEL MAPS, AT PAGES 90+91, AT THE REQUEST OF THE CLERK OF THE BOARD.
NO. 19534
FEE \$8.00
WILLIAM E. CONERLY,
COUNTY RECORDER
BY: Sarita Pagan, DEPUTY
SUBDIVISION GUARANTEE: WORLD TITLE INSURANCE COMPANY

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; 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" THROUGH "D", INCLUSIVE. AS A CONDITION OF DEDICATION OF LOTS "C" AND "D", VAN BUREN BOULEVARD, THE OWNERS OF PARCELS 1 AND 2 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL; ALSO EXCEPTING ONE THIRTY EIGHT FOOT ACCESS OPENING IN PARCEL 2 AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

[Signature]
RICK FRITTS

PATRICK J. SCHEFFLER L.S. 5697

SEPTEMBER, 1992

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RICK FRITTS IN SEPTEMBER 1992.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



[Signature]
PATRICK J. SCHEFFLER
L.S. 5697 EXP. 9/30/94

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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 \$_____.

DATED: 1-13-, 1993

R. WAYNE WATTS, COUNTY TAX COLLECTOR
BY: Debi Taylor DEPUTY

TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST PER INSTRUMENT NO. 285863 RECORDED JULY 30, 1992.

BY [Signature]
PRESIDENT

BY _____
SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON JAN. 13, 1993 BEFORE ME, R.E. BABBERT, NOTARY PUBLIC, PERSONALLY APPEARED R.E. FRITTS, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT. 9/26/95

WITNESS MY HAND AND OFFICIAL SEAL

R.E. BABBERT
PLACE OF BUSINESS:
RIVERSIDE COUNTY, CA.
COMMISSION EXPIRES:
9-26-95

[Signature]
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 25685 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 9-18-90, THE EXPIRATION DATE BEING 9-18-93; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Feb 17, 1993

[Signature]
GERALD A. STAYNER, COUNTY SURVEYOR

TAX BOND CERTIFICATE

I HEREBY CERTIFY 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.

DATED: _____, 19__

CASH TAX BOND
R. WAYNE WATTS, COUNTY TAX
COLLECTOR

GERALD A. MALONEY
CLERK OF THE BOARD OF
SUPERVISORS

BY: _____
DEPUTY

BY: _____
DEPUTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

ON JANUARY 19, 1993 BEFORE ME, Carla A. Call, NOTARY PUBLIC, PERSONALLY APPEARED STEVE MUSTIN, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

CARLA A. CALL
PLACE OF BUSINESS:
SAN BERNARDINO, CA.
COMMISSION EXPIRES:
7-22-96.

[Signature]
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT FOR CONVEYING GROUNDWATER, NATURAL FLOW AND EXCESS IRRIGATION WATER IN FAVOR OF JOHN L. GRIGSBY ET AL PER INSTRUMENT NO. 62674 RECORDED JULY 24, 1961.

BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATED: 2/23, 1993 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: [Signature]
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Maia Bross DEPUTY

SCALE: 1" = 100'



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 25685

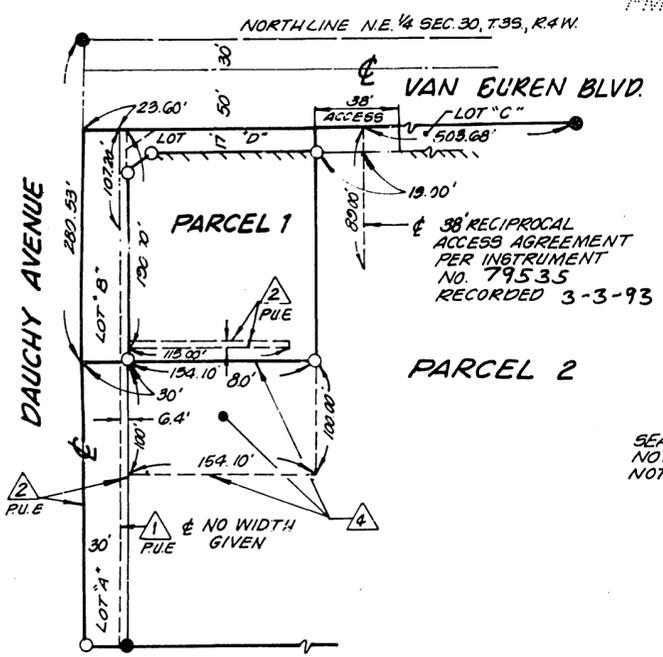
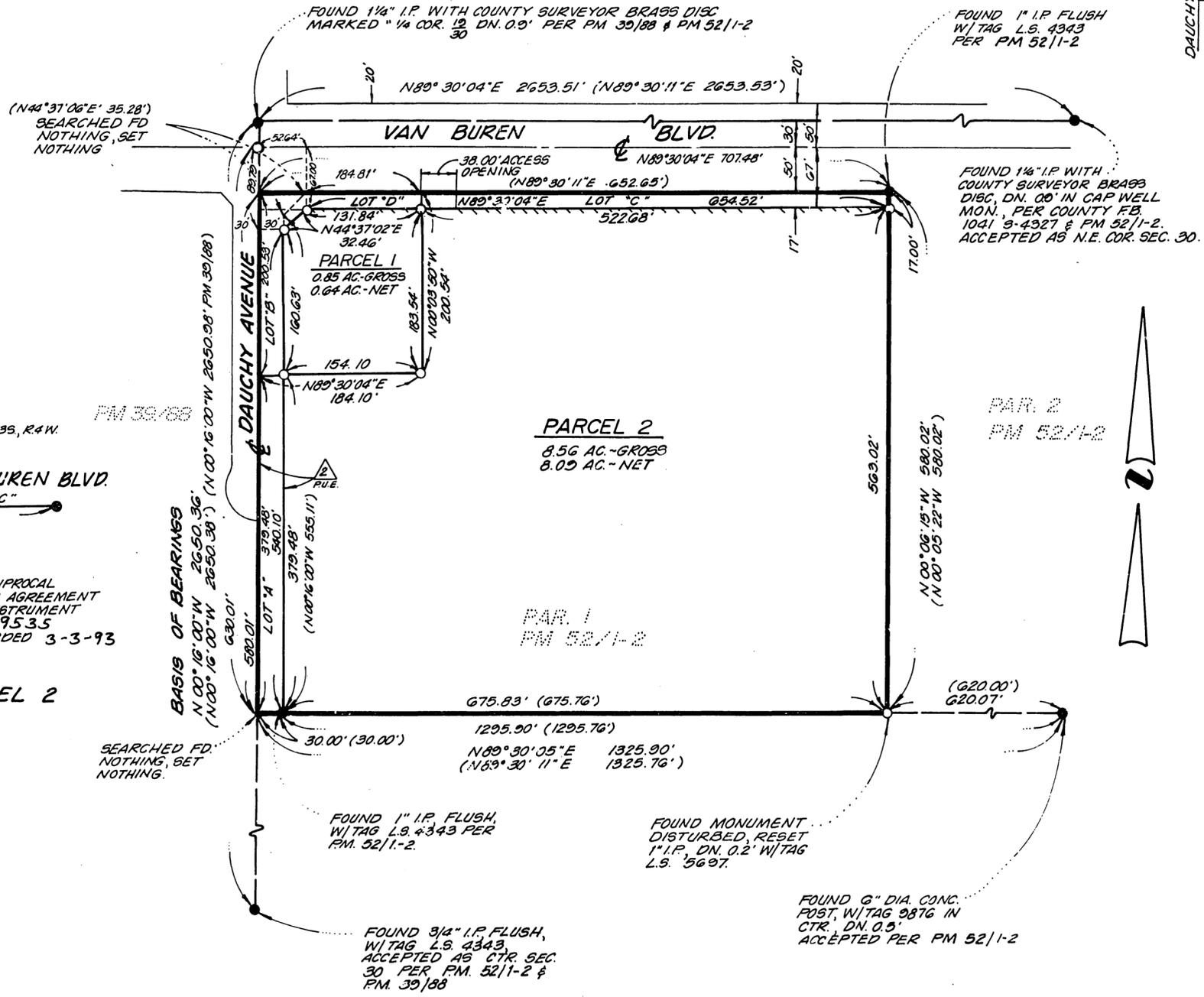
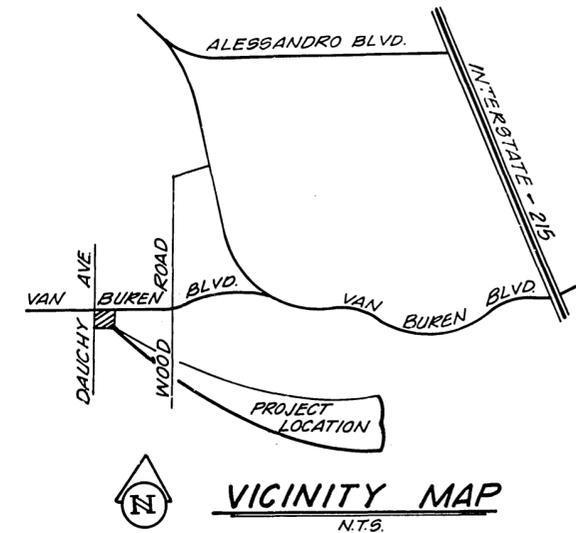
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 10572 FILED IN BOOK 52, PAGES 1 AND 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.B.M.

ENVIRONMENTAL CONSTRAINT NOTE

THE ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.C.S. BOOK 25 PAGE 2] THIS AFFECTS PARCELS 1&2.

PATRICK J. SCHEFFLER L.S. 5697

SEPTEMBER, 1992



EASEMENT
DETAILS
N.T.S.

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF DAUCHY AVENUE, ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 30, T.3S., R.4W., S.B.B.M., AS SHOWN ON PM 52/1-2, BEING: N 00° 16' 00" W.
2. ●..... INDICATES FOUND MONUMENT AS NOTED.
3. ○..... INDICATES SET 1" I.P. W/ TAG L.S. 5697, FLUSH UNLESS OTHERWISE NOTED.
4. () INDICATES RECORD DATA PER PM 52/1-2 UNLESS OTHERWISE NOTED.
5. |||| INDICATES RESTRICTED ACCESS.
6. TOTAL AREA WITHIN THE DISTINCTIVE BORDER IS 9.40 ACRES.

EASEMENT NOTES

1. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY PER INSTRUMENT NO. 69013 RECORDED AUGUST 11, 1961.
 2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INSTRUMENT NO. 227081 RECORDED AUGUST 11, 1988.
- THE FOLLOWING EASEMENTS ARE NOT PLOTTED ON THIS MAP SINCE THE LOCATIONS CANNOT BE DETERMINED FROM RECORD:
3. AN EASEMENT FOR CONVEYING GROUND WATER NATURAL FLOW & EXCESS IRRIGATION WATER IN FAVOR OF JOHN L. GRIGSBY ET AL PER INSTRUMENT NO. 62674 RECORDED JULY 31, 1961.
 4. AN EASEMENT FOR SUBSURFACE SEWAGE DISPOSAL IN FAVOR OF MULTI FOODS INC. PER INSTRUMENT NO. 58225 RECORDED FEBRUARY 16, 1992.