

OWNERS STATEMENT

We hereby state that we are the owners of or have right or interest in the land included within the subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land and we hereby consent to the making and filing of said Parcel Map as shown within the distinctive borderline and we hereby dedicate for street and public utility purposes Lots "A" and "B".

Merardo Leon
Merardo Leon

Erich Novoa
Erich Novoa

Sylvia Alayza - Novoa
Sylvia Alayza - Novoa

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 27455

BEING A DIVISION OF A PORTION OF LOT 1 IN BLOCK 11 OF LA GRANADA AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS, AT PAGES 42 THRU 51, RECORDS OF RIVERSIDE COUNTY CALIFORNIA. LYING IN SECTION 11, T.3S, R.6W, S.B.M.

ACTION SURVEYS
PERRIS, CA.

APRIL, 1992



RECORDER'S STATEMENT

Filed this 21st day of JUNE, 1993, at 8:00 A.M. in Book 180 of Parcel Maps, at Page 25+26 at the request of the City Clerk.

No. 234378
Fee \$8.00

William E. Conerly County Recorder
By: Santa Ragon Deputy
Subdivision Guarantee FIRST AMERICAN TITLE COMPANY

SURVEYOR'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 Felix Bendezu on January 31, 1992. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any. I also hereby state that all monuments are of the character and occupy the positions indicated; and that said monuments are sufficient to enable the survey to be retraced.

4-22-92 Gabriel D. Ybarra
DATE Gabriel D. Ybarra L.S. 4343 EXP. 6-30-96

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 become a lien upon said property.

5/3/93
DATE BARBARA J. STECKEL
CITY TREASURER
BY: WR Hansen

CITY ENGINEER'S STATEMENT

This map has been examined this 15th day of June 1993, 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. 9-30-93
By: Barry Beck
Tentative map approved April 9, 1992

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. 27455 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 15th day of June, 1993.



KAREN E. LINDQUIST
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: Karen E. Lindquist

TAX COLLECTOR STATEMENT

I hereby state that according to the records of this office, as of this date, there are no liens against the real property shown on the within map for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be 1,600.00.

Dated May 4, 1993 R. Wayne Watts, Riverside County
Tax Collector

This CERTIFICATION Excludes ANY Supplemental TAX Assessment NOT yet EXTENDED. By: Carlynn Wallace
Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$1,600.00 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 the 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 May 4 1993 CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Alice Smith
DEPUTY

UTILITIES EASEMENT

The City of Riverside being the owners of the below described easements hereby consents to the making and filing of the annexed final map.

1. Rights of way and water rights as granted to Twin Buttes Water Company, a corporation, together with the 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 of Deeds, records of Riverside County, California. Said easement is blanket in nature.
2. 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, together with any or all fittings appurtenant thereto, for the conveyance of water together with certain water and water rights, as set out in deed recorded March 18, 1926 in Book 663 Page 591 of Deeds, records of Riverside County, California. Said easement is blanket in nature.
3. An easement for pipes, conduits, poles, wires, ditches, canals and other means of conveying electricity, power and water in favor of Arlington Mutual Water Company by deed recorded February 13, 1925 in Book 629 Page 218 of Deeds, records of Riverside County, California. Said easement is blanket in nature.

Bill D. Carnahan
Director of Public Utilities

Dated MAY 11, 1993 By: Dieter P. Witzfeld

UTILITIES CERTIFICATE

I hereby certify as follows:

WATER FACILITIES

Distribution System Fees, Elevation Fees, Water Connection Charges and Backup Facility Capacity Charges have been paid for Parcels #1, #2, #3 and #4.

ELECTRIC FACILITIES

All Electric Fees have been paid and arrangements made but the developers installed facilities have not been installed for Parcels #1, #2, #3 and #4.

EASEMENTS

All Public Utility easements shown are sufficient for all requirements of the Water and Electric Divisions of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN
Director of Public Utilities.
Dated MAY 11, 1993 By: Dieter P. Witzfeld

SIGNATURE OMISSION

Pursuant to section 66436 of the Subdivision Map Act of the State of California. The signature of the following easement holder has been omitted since their interest cannot ripen into fee:

An easement for pipelines and pole lines, in favor of Security Trust and Savings Bank. Recorded June 1, 1928 in book 766 page 390 of deeds, records of Riverside County, California. Said easement is blanket in nature and cannot be located from the records.

NOTARY ACKNOWLEDGEMENT

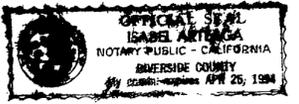
State of California }
County of Riverside } S.S.

On this 30th day of JUNE, 1992, before me, Isabel
ARTEAGA, a Notary Public in and for said county and State, personally appeared MERARDO LEON, ERICH NOVOA & SYLVIA

ALAYZA-NOVOA, personally known to me 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 APR 25, 1994

Isabel Arteaga
Notary Public in and for said
County and State



P.M.B. 180/25

P.M.B. 180/25

