

HE/01E

3 PARCELS  
37.508 ACRES GROSS  
36.762 ACRES NET

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SHEET 1 OF 4 SHEETS

# PARCEL MAP NO. 15890

THAT PORTION OF LOT 10, BLOCK 72, ON FILE IN BOOK 7, PAGE 2 OF MAPS, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7 AND PORTIONS OF LOTS 9, 10 AND 11 OF TRACT NO. 2424, ON FILE IN BOOK 34 PAGE 60 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ASSOCIATED ENGINEERS JULY 2003

### OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS THE NON-EXCLUSIVE RECIPROCAL INGRESS AND EGRESS EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO THE CITY OF RIVERSIDE, THE NON-EXCLUSIVE EASEMENT FOR ACCESS, UTILITY AND WATER TRANSMISSION PIPELINE PURPOSES, AND THE WELL SITE EASEMENTS, AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF SAN BERNARDINO ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM PARCELS 1 & 3, OVER AND ACROSS THE NORTHERLY LINES OF SAID PARCELS, ABUTTING ORANGE SHOW ROAD, AS SHOWN ON SAID MAP.

MDJ, INC.,  
A CALIFORNIA CORPORATION

*Milton E. Johnson*  
NAME/TITLE  
MILTON E. JOHNSON

M & D JOHNSON,  
A CALIFORNIA GENERAL PARTNERSHIP

*Dennis Johnson*  
NAME/TITLE  
DENNIS JOHNSON

TRUSTEE:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
A CALIFORNIA CORPORATION, UNDER DEED OF  
TRUST RECORDED 11-27-01, #2001-0540743.

*Gary Francis*  
NAME/TITLE  
GARY FRANCIS / Asst. Secretary

CITY OF RIVERSIDE,  
A MUNICIPAL CORPORATION

*Brad Hudson*  
NAME/TITLE  
BRAD HUDSON  
CITY MANAGER  
*Michael J. Beck*  
ATTESTED BY CITY CLERK  
\*MICHAEL J. BECK, FOR

### NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO } ss

ON 11/26/04 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MILTON E. JOHNSON  
AND DENNIS JOHNSON

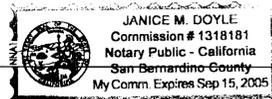
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE: *Janice M. Doyle*  
COMMISSION NUMBER: 1318181 EXPIRES: SEPT. 15, 2005

### SIGNATURE OMISSIONS:

SEE SHEET 2 OF 4 FOR SIGNATURE OMISSIONS.



### BOARD OF SUPERVISOR'S CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 8900.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, 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 THE ANNEXED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATED: 04/15/05

J. RENEE BASTIAN, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA

BY: *Debi Mooney*  
DEPUTY

### COUNTY AUDITOR'S STATEMENT:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE. ESTIMATED TO BE \$ 8,900.00.

DATED: 04/15/05

LARRY WALKER, COUNTY AUDITOR  
COUNTY OF SAN BERNARDINO, CALIFORNIA

BY: *Debi Mooney*  
DEPUTY

### NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE } ss

ON 5/2/05 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY FRANCIS

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE: *C. Nardella*  
COMMISSION NUMBER: 1465456 EXPIRES: 1/27/08  
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

### NOTARY ACKNOWLEDGMENT:

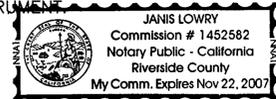
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE } ss

ON SEPTEMBER 28, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Michael J. Beck  
and Colleen J. Nicol

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

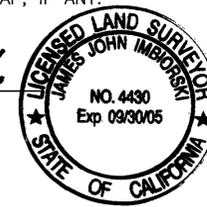
SIGNATURE: *Janis Lowry*  
COMMISSION NUMBER: 1452582 EXPIRES: Nov. 22, 2007



### 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 ORDINANCES AT THE REQUEST OF DENNIS JOHNSON IN MAY 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

*James John Imborski*  
JAMES JOHN IMBORSKI, L.S. 4430  
LICENSE EXPIRES: 09/30/05



1/23/04  
DATE

### CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AND THE MUNICIPAL CODE OF THE CITY OF SAN BERNARDINO HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

*Lynn Barker*  
LYNN BARKER  
R.C.E. 29570  
CITY OF SAN BERNARDINO, CALIFORNIA



9/20/05  
DATE

### ABANDONMENT NOTE:

PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF EMMET WAY, ACQUIRED BY THE COUNTY OF SAN BERNARDINO FOR ROAD PURPOSES BY FINAL MAP, FILED ON DECEMBER 23, 1929 IN BOOK 34 PAGE 60 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

### ACCEPTANCE CERTIFICATE:

THE CITY OF SAN BERNARDINO HEREBY ACCEPTS THE RIGHTS OF VEHICULAR INGRESS AND EGRESS IN ACCORDANCE WITH TITLE 19 OF THE MUNICIPAL CODE OF THE CITY OF SAN BERNARDINO.

DATED: 9/20/05  
*Lynn Barker*  
LYNN BARKER  
R.C.E. 29570  
CITY OF SAN BERNARDINO, CALIFORNIA

### SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 8005-0728400  
THIS 29TH DAY OF SEPTEMBER, 2005, AT 9:37 A.M., IN  
BOOK 210 OF PARCEL MAPS AT PAGE 34-37, AT THE REQUEST  
OF FIRST AMERICAN TITLE  
IN THE AMOUNT OF \$ 13.00

LARRY WALKER  
AUDITOR-CONTROLLER/RECORDER  
COUNTY OF SAN BERNARDINO

*Diana J. Hernandez*  
DEPUTY RECORDER

210/34

210/35

# PARCEL MAP NO. 15890

THAT PORTION OF LOT 10, BLOCK 72, ON FILE IN BOOK 7, PAGE 2 OF MAPS, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7 AND PORTIONS OF LOTS 9, 10 AND 11 OF TRACT NO. 2424, ON FILE IN BOOK 34 PAGE 60 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ASSOCIATED ENGINEERS JULY 2003



### SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(A)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, THE OWNER OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 8, 1911 AS BOOK 493, PAGE 264 OF DEEDS. ITS INTEREST CANNOT RIPEN INTO A FEE.
2. THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, THE OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1911 AS IN BOOK 495, PAGE 169 OF DEEDS. ITS INTEREST CANNOT RIPEN INTO A FEE.
3. THE SIGNATURE OF E.N. SMITH AND FLORENCE I. SMITH, THE OWNERS OF AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 7, 1949 AS IN BOOK 2456, PAGE 329 OF OFFICIAL RECORDS. THEIR INTEREST CANNOT RIPEN INTO A FEE.
4. THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, THE OWNERS OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 1951 AS IN BOOK 2859, PAGE 248 OF OFFICIAL RECORDS. ITS INTEREST CANNOT RIPEN INTO A FEE.
5. THE SIGNATURE OF CALIFORNIA ELECTRIC POWER COMPANY, THE OWNERS OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1957 AS IN BOOK 4155, PAGE 516 OF OFFICIAL RECORDS. ITS INTEREST CANNOT RIPEN INTO A FEE.
6. THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, THE OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 1960 AS IN BOOK 5292, PAGE 89 OF OFFICIAL RECORDS. ITS INTEREST CANNOT RIPEN INTO A FEE.
7. THE SIGNATURE OF THE CITY OF SAN BERNARDINO, A MUNICIPAL CORPORATION, THE OWNERS OF AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1976 AS IN BOOK 8991, PAGE 680 OF OFFICIAL RECORDS. ITS INTEREST CANNOT RIPEN INTO A FEE.
8. THE SIGNATURE OF THE CITY OF SAN BERNARDINO, A MUNICIPAL CORPORATION, THE OWNERS OF AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 28, 1976 AS IN BOOK 9021, PAGE 797 OF OFFICIAL RECORDS. ITS INTEREST CANNOT RIPEN INTO A FEE.
9. THE SIGNATURE OF THE CITY OF SAN BERNARDINO, A MUNICIPAL CORPORATION, THE OWNER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1996 AS DOCUMENT NO. 1996-471797 OF OFFICIAL RECORDS. ITS INTEREST CANNOT RIPEN INTO A FEE.
10. THE SIGNATURE OF THE CITY OF SAN BERNARDINO, A MUNICIPAL CORPORATION, THE OWNERS OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1996 AS DOCUMENT NO. 1996-471798 OF OFFICIAL RECORDS. ITS INTEREST CANNOT RIPEN INTO A FEE.
11. THE SIGNATURE OF THE CITY OF SAN BERNARDINO, A MUNICIPAL CORPORATION, THE OWNERS OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1997 AS DOCUMENT NO. 1997-068442 OF OFFICIAL RECORDS. ITS INTEREST CANNOT RIPEN INTO A FEE.

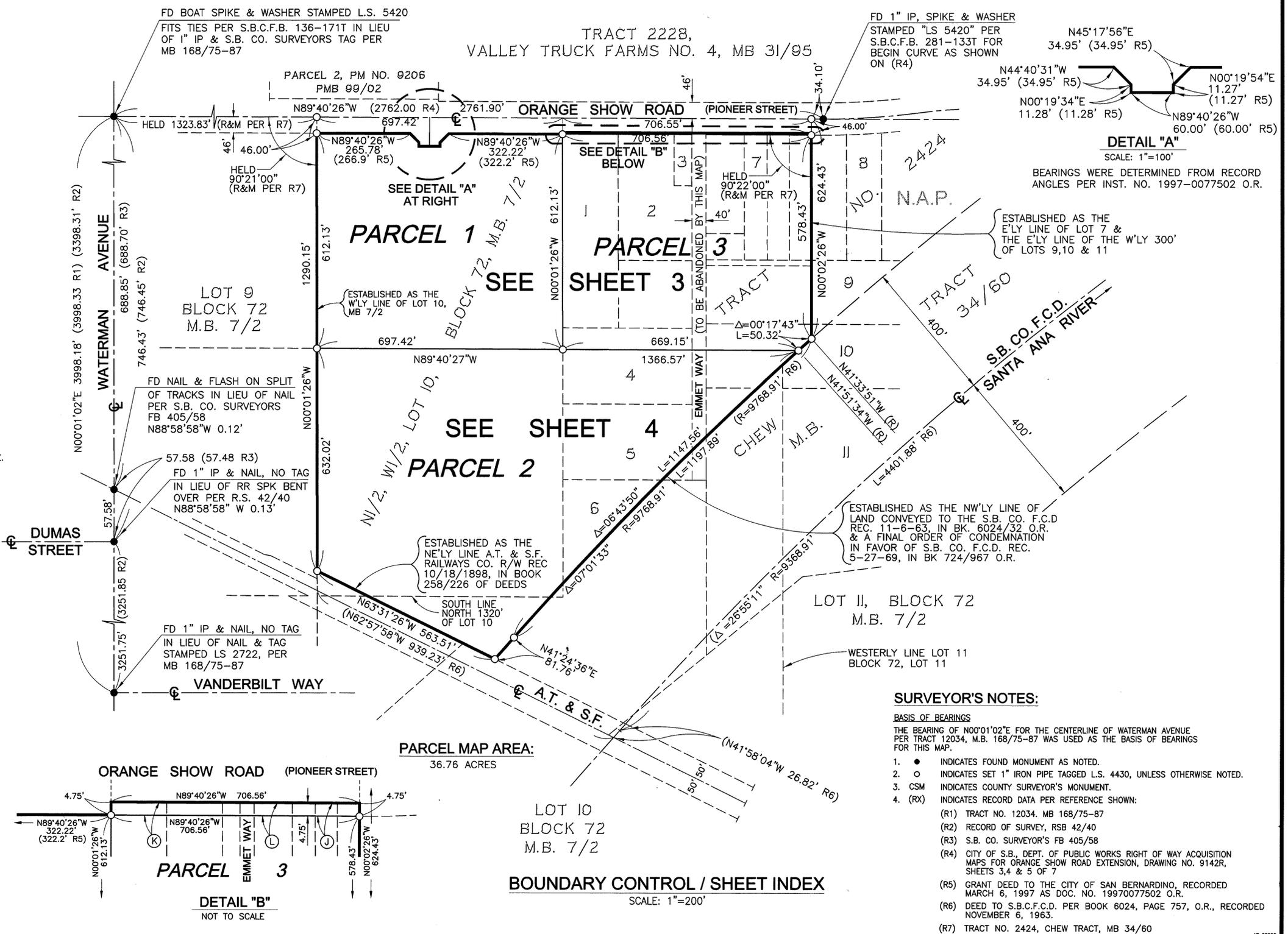
### EASEMENT NOTES:

#### EXISTING EASEMENTS:

- (A) 15' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BOOK 493, PAGE 264, OF DEEDS, RECORDED NOVEMBER 8, 1911
- (B) 15' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BOOK 495, PAGE 169, OF DEEDS, RECORDED NOVEMBER 20, 1911
- (C) 16' WIDE INGRESS & EGRESS EASEMENT TO SMITH PER BOOK 2456, PAGE 329, O.R. RECORDED SEPTEMBER 7, 1949.
- (D) CENTERLINE OF SOUTHERN CALIFORNIA EDISON EASEMENT PER BOOK 2859, PAGE 248, O.R. RECORDED NOVEMBER 20, 1951.
- (F) 100' WIDE ELECTRIC & WATERLINE EASEMENT TO SOUTHERN CALIFORNIA EDISON PER BOOK 4155, PAGE 516 O.R., RECORDED FEBRUARY 13, 1957.
- (G) 6' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BOOK 5292, PAGE 89, O.R., RECORDED NOVEMBER 28, 1960.
- (H) 15' WIDE SEWER EASEMENT TO THE CITY OF SAN BERNARDINO PER BOOK 8991, PAGE 680 O.R., RECORDED AUGUST 16, 1976.
- (I) SEWER EASEMENT TO THE CITY OF SAN BERNARDINO PER BOOK 9021, PAGE 797 RECORDED SEPTEMBER 28, 1976.
- (J) ROAD EASEMENT TO THE CITY OF SAN BERNARDINO PER DOC. NO. 19960471797 O.R.
- (K) 4.75' WIDE ROAD EASEMENT TO THE CITY OF SAN BERNARDINO PER DOC. NO. 19960471798 O.R.
- (L) ROAD EASEMENT TO THE CITY OF SAN BERNARDINO PER DOC. NO. 1997068442 O.R.

#### EASEMENTS TO BE RESERVED PER THIS MAP:

- (E) 30' NON-EXCLUSIVE INGRESS/EGRESS EASEMENT TO BE RESERVED FOR THE BENEFIT OF THE PRESENT AND FUTURE OWNER OF PARCEL 2.
- (M) 100'x100' WELL SITE EASEMENT TO BE RESERVED FOR THE BENEFIT OF THE CITY OF RIVERSIDE PUBLIC UTILITIES.
- (N) 50' NON-EXCLUSIVE EASEMENT FOR ACCESS, UTILITIES, AND WATER TRANSMISSION TO BE RESERVED FOR THE BENEFIT OF THE CITY OF RIVERSIDE PUBLIC UTILITIES.



### SURVEYOR'S NOTES:

- BASIS OF BEARINGS**  
THE BEARING OF N00°01'02"E FOR THE CENTERLINE OF WATERMAN AVENUE PER TRACT 12034, M.B. 168/75-87 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
1. ● INDICATES FOUND MONUMENT AS NOTED.
  2. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 4430, UNLESS OTHERWISE NOTED.
  3. CSM INDICATES COUNTY SURVEYOR'S MONUMENT.
  4. (RX) INDICATES RECORD DATA PER REFERENCE SHOWN:  
(R1) TRACT NO. 12034, MB 168/75-87  
(R2) RECORD OF SURVEY, RSB 42/40  
(R3) S.B. CO. SURVEYOR'S FB 405/58  
(R4) CITY OF S.B., DEPT. OF PUBLIC WORKS RIGHT OF WAY ACQUISITION MAPS FOR ORANGE SHOW ROAD EXTENSION, DRAWING NO. 9142R, SHEETS 3, 4 & 5 OF 7  
(R5) GRANT DEED TO THE CITY OF SAN BERNARDINO, RECORDED MARCH 6, 1997 AS DOC. NO. 19970077502 O.R.  
(R6) DEED TO S.B.C.F.C.D. PER BOOK 6024, PAGE 757, O.R., RECORDED NOVEMBER 6, 1963.  
(R7) TRACT NO. 2424, CHEW TRACT, MB 34/60

PARCEL MAP AREA: 36.76 ACRES

LOT 10  
BLOCK 72  
M.B. 7/2

BOUNDARY CONTROL / SHEET INDEX  
SCALE: 1"=200'

210/35

210/36

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

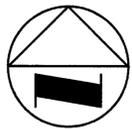
SHEET 3 OF 4 SHEETS

# PARCEL MAP NO. 15890

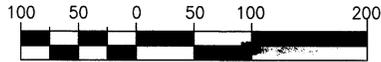
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ASSOCIATED ENGINEERS

JULY 2003



SCALE: 1"=100'



GRAPHIC SCALE

**NOTE:**

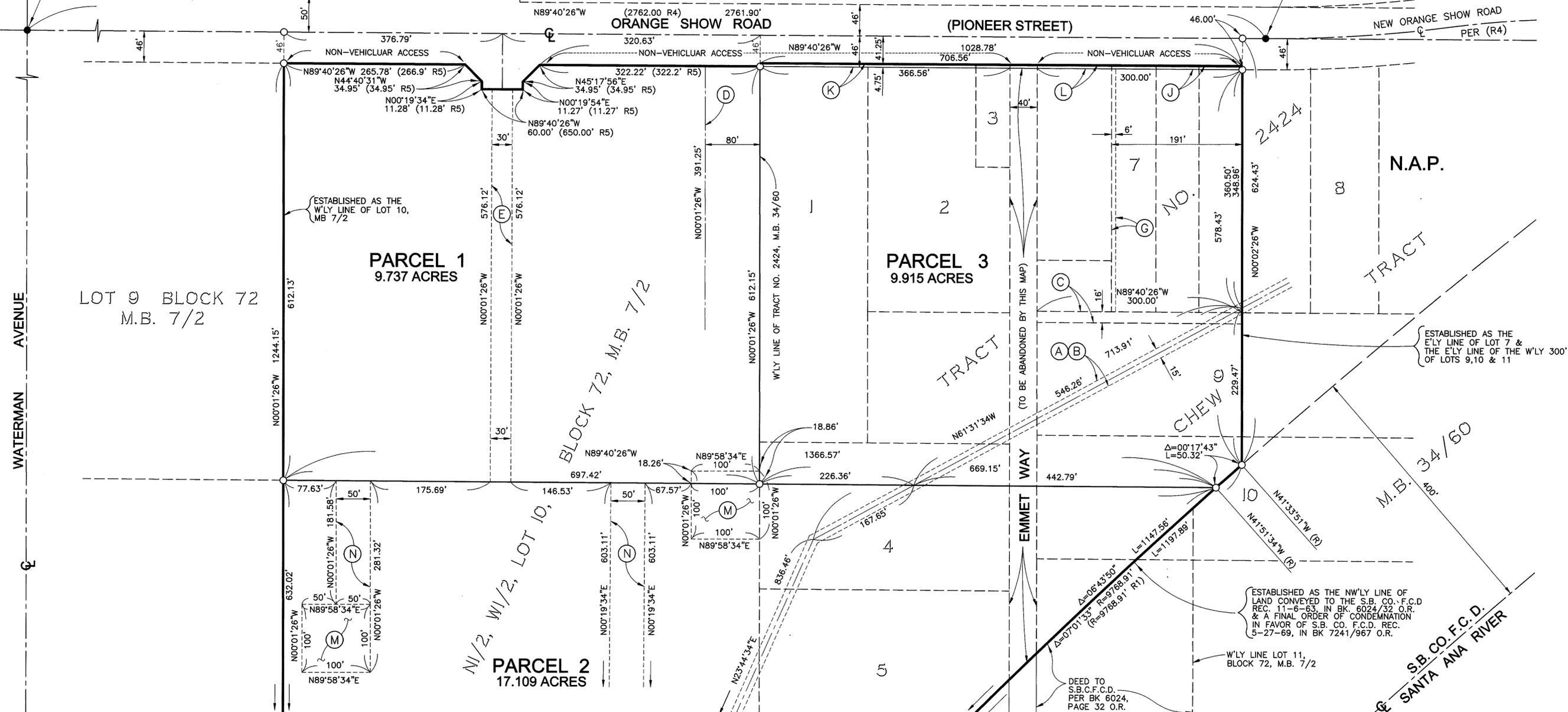
FOR EASEMENT NOTES, SURVEYOR'S NOTES, AND BASIS OF BEARINGS. SEE SHEET 2

FD BOAT SPIKE & WASHER STAMPED L.S. 5420  
FITS TIES PER S.B.C.F.B. 136-171T IN LIEU  
OF 1" IP & S.B. CO. SURVEYORS TAG PER  
MB 168/75-87

FD 1" IP, SPIKE & WASHER  
STAMPED "LS 5420" PER  
S.B.C.F.B. 281-133T  
BEGIN CURVE AS SHOWN  
ON (R4)

PARCEL 2, PM NO. 9206  
PMB 99/02

TRACT 2228,  
VALLEY TRUCK FARMS NO. 4, MB 31/95



LOT 9 BLOCK 72  
M.B. 7/2

PARCEL 1  
9.737 ACRES

PARCEL 3  
9.915 ACRES

PARCEL 2  
17.109 ACRES

SEE SHEET 4

210/36

