

145/21

P.M.B. 145/21

OWNER'S CERTIFICATE:

We hereby certify 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 this distinctive border-line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "D", inclusive. We hereby dedicate abutters' rights of access along Van Buren Boulevard to the public. The owners of Parcel 4, abutting this highway, and during such time will have no rights of access except the general easement of travel.

Philip A. Strating
ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

Leo T. Mohr
Roman Catholic Bishop of San Bernardino, a Corporation Sole

Henry J. General
Roman Catholic Bishop of San Diego, a Corporation Sole

President and Fellows of Harvard College, a Massachusetts Corporation

NOTARY ACKNOWLEDGEMENT:

State of California)
County of San Bernardino)

On this 11th day of MAY, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Philip A. Strating, known to me to be the person whose name is subscribed to the within instrument as the Attorney-in-Fact of Philip A. Strating, the sole authorized officer of the corporation sole that executed the within instrument and acknowledged to me that he subscribed the name of Philip A. Strating thereto as principal and his own name as the Attorney-in-Fact and further acknowledged to me that said corporation executed the same.

Witness my hand and official seal My commission expires 12-2-88

Alfred G. Martini
ALFRED G. MARTINI

NOTARY ACKNOWLEDGEMENT:

State of California)
County of San Diego)

On this 3rd day of June, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Leo T. Mohr, known to me to be the incumbent of the corporation sole that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation sole named therein, and acknowledged to me that such corporation sole executed the same.

Witness my hand and official seal My commission expires 2/1/91

SAN DIEGO

M. Suzanne Dinan
H. SUZANNE DINAN

NOTARY ACKNOWLEDGEMENT:

State of Massachusetts)
County of)

On this 11th day of MAY, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Henry J. General, personally known to me, proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as the Assistant Treasurer of the President and Fellows of Harvard College, a Massachusetts corporation, 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 3-11-94

Patricia A. Guel
Patricia A. Guel

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
PARCEL MAP NO. 21701

BEING A DIVISION OF A PORTION OF THE N 1/2 OF SECTION 28, T.3 S., R.5 W., S.B. 44,
AS SHOWN BY RECORDS OF SURVEY BOOK 84, AT PAGES 74-75, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
BUSBY AND SPIRO LAND SURVEYING DECEMBER 1986

TAX BOND CERTIFICATE:

I hereby certify that a bond in the sum of \$ 1400.00 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 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.

Date: Aug. 4, 1987

R. Wayne Watts County Tax Collector. *Gerald A. Maloney* Clerk of the Board of Supervisors.

By *Charles G. Grogan*, Deputy; By _____, Deputy.

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE:

On this 14th day of Sept., 1987, I received Parcel Map 21701. I hereby certify that all required certificates and documents have been filed. I do hereby submit this Parcel Map to the Office of the County Recorder.

Date: Sept 14, 1987

Gerald A. Maloney
Clerk of the Board of Supervisors.

By *Cheri Ansel Reane*, Deputy

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 now a lien but not yet payable, which are estimated to be \$ 1,400.00.

Date: August 4, 1987

R. Wayne Watts
County Tax Collector.

By *Richard L. McLaughlin*, Deputy

RECORDER'S CERTIFICATE:

Filed this 16th day of SEPTEMBER, 1987, at 3:05 P.M. in Book 145 of Parcel Maps, at Pages 21+22, at the request of the Clerk of the Board.

No. 269349
Fee \$ 8.00

William E. Conerly, County Recorder.

By *Santa Pagan*, Deputy
Subdivision Guarantee First American Title Co.

SURVEYOR'S CERTIFICATE:

This map was prepared by me or under my direction and is based on a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Alfred G. Martini on September 28, 1986.

I hereby certify that all monuments are of the character and occupy the positions indicated, or that they will be set in such positions on or before March 1, 1987; 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.

Michael C. Spira
Michael C. Spira, L.S. 5567 Exp. 9-30-89

COUNTY SURVEYOR & ROAD COMMISSIONER'S CERTIFICATE:

This map conforms with the requirements of the Subdivision Map Act and local ordinances. I hereby certify 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 21701 as filed, amended and approved by the Board of Supervisors on October 24, 1986, the expiration date being October 24, 1988; and that I am satisfied this map is technically correct. The County of Riverside, State of California, hereby approves the Parcel Map and accepts the offers of dedication made hereon of abutters' rights of access along Van Buren Boulevard and Lot "A" for public road and public utility purposes and as part of the County maintained road system. The offers of dedication of Lots "B" through "D", inclusive, for public road and public utility purposes are accepted to vest title in the County on behalf of the public for said purposes, but that said roads shall not become part of the County maintained road system until accepted pursuant to Section 944 of the Streets and Highways Code.

Date: Sept. 11, 1987. County of Riverside, State of California

Lekby D. Smoot
Lekby D. Smoot
County Surveyor and Road Commissioner.

P.M.B. 145/21

EASEMENT NOTES:

- 1. 25' Easement per M.B. 8/13
- 2. Easement for slope purposes recorded Nov. 1, 1968 inst. #105224 Official Records of Riverside County, in favor of Riverside County.
- 3. Easement for pole lines, conduits or underground facilities and incidental purposes in favor of California Electric Power Company, recorded Nov. 15, 1963 in Book 3536 page 455 Official Records of Riverside County.
- 4. Easement for pole lines, conduits or underground facilities and incidental purposes in favor of Pacific Telephone and Telegraph Company, recorded Feb. 8, 1979 as inst. #27571 of Official Records of Riverside County.
- 5. E. of the previously existing traveled way of El Mesa Road per R.S. 47/34. No width specified.

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
PARCEL MAP NO. 21701

BEING A DIVISION OF A PORTION OF THE N 1/2 OF SECTION 28, T. 3 S., R. 5 W., S.B.M., AS SHOWN BY RECORDS OF SURVEY BOOK 84, AT PAGES 74-75, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 BUSBY AND SPIRO LAND SURVEYING
 DECEMBER 1986

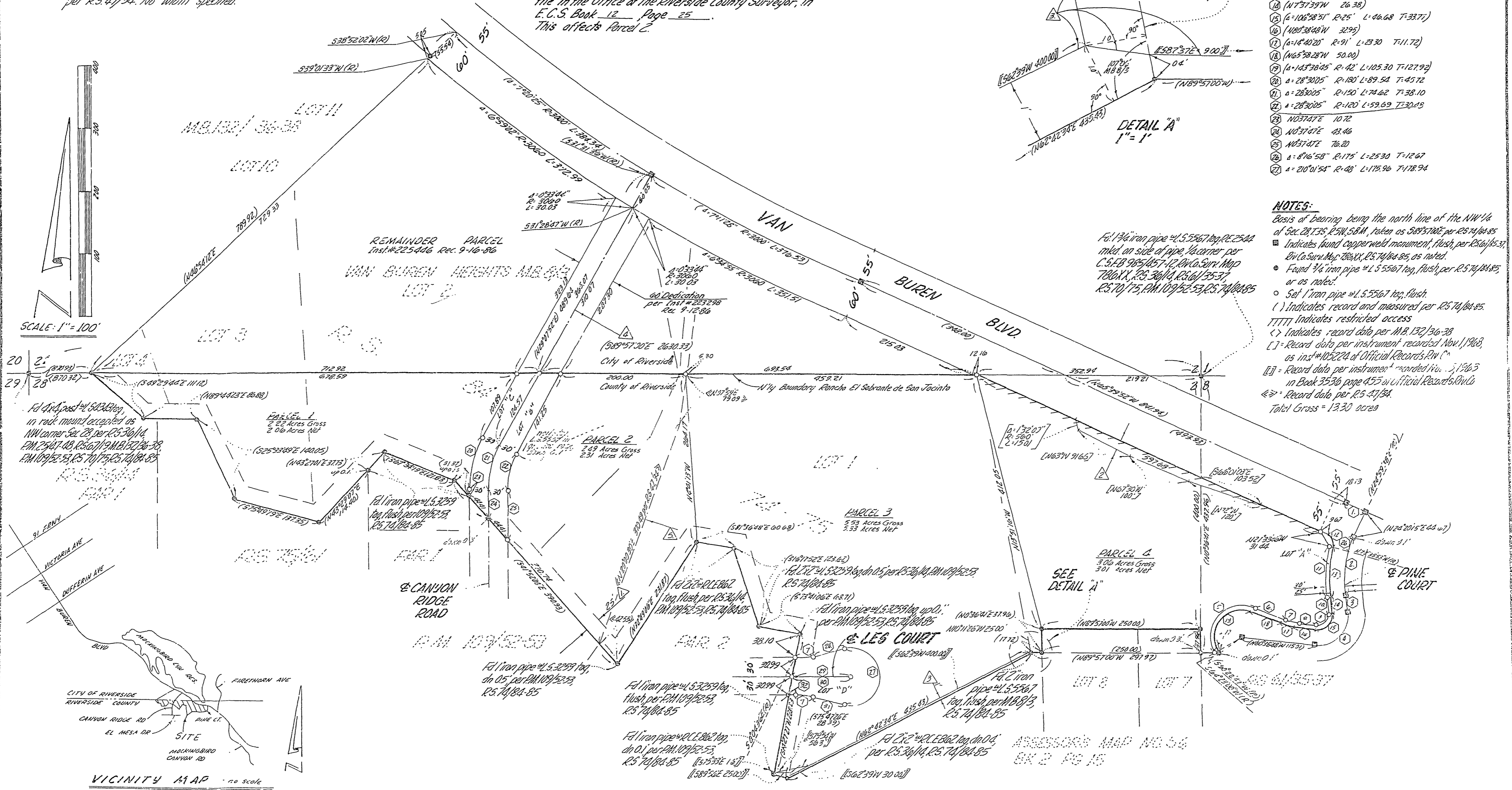
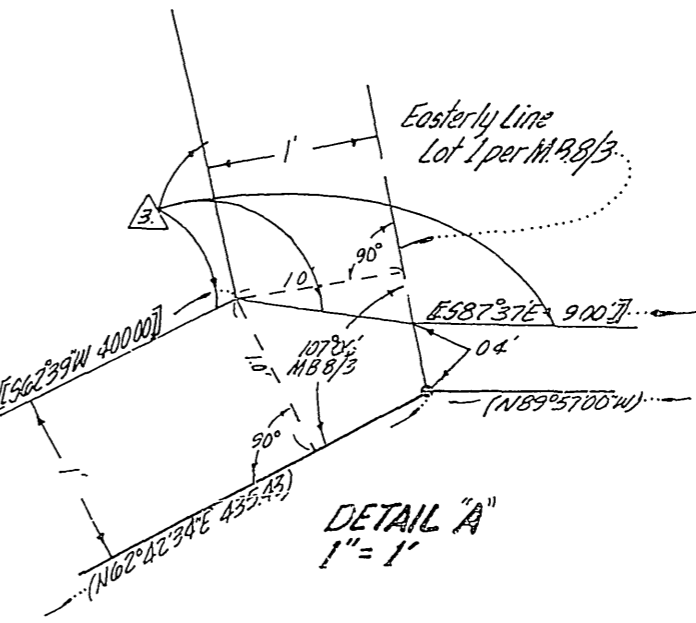
ENVIRONMENTAL CONSTRAINT NOTE:

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor, in E.C.S. Book 12, Page 25. This affects Parcel 2.

- 20 N74°34'46"E 50.00
- 21 N89°55'24"E 86.65
- 22 N89°55'24"E 94.01
- 23 N75°03'53"E 50.00
- 24 N89°55'24"E 15.56

DATA:

- 1 (A-0°39'30" R-3000' L-34.48 T-17.24)
- 2 (A-31°37'58" R-175' L-97.03 T-50.12)
- 3 (N7°37'39"W 26.38)
- 4 (A-106°58'51" R-50' L-93.30 T-67.55)
- 5 A-43°59'07" R-48' L-117.27 T-131.83
- 6 N65°38'10"W 50.00
- 7 A-15°00'38" R-100' L-26.20 T-13.17
- 8 N2°38'48"W 28.38
- 9 A-106°58'51" R-20' L-37.34 T-27.02
- 10 N7°37'39"W 26.38
- 11 A-23°40'56" R-205' L-84.73 T-42.99
- 12 (A-82°07'46" R-20' L-28.67 T-17.42)
- 13 (A-24°05'33" R-200' L-84.10 T-42.68)
- 14 N7°37'39"W 26.38
- 15 (A-106°58'51" R-25' L-46.68 T-33.71)
- 16 (A88°38'48"W 32.95)
- 17 (A-14°40'20" R-91' L-23.30 T-11.72)
- 18 (N65°38'28"W 50.00)
- 19 (A-145°38'05" R-42' L-105.30 T-127.92)
- 20 A-28°30'05" R-180' L-89.54 T-45.72
- 21 A-28°30'05" R-150' L-74.62 T-38.10
- 22 A-28°30'05" R-120' L-59.69 T-30.05
- 23 N03°47'E 10.72
- 24 N03°47'E 43.46
- 25 N03°47'E 76.20
- 26 A-8°16'58" R-175' L-25.30 T-12.67
- 27 A-20°01'54" R-48' L-175.96 T-178.94



NOTES:

- Basis of bearing being the north line of the NW 1/4 of Sec. 28, T. 3 S., R. 5 W., S.B.M., taken as 388°57'00"E per R.S. 74/84-85
- Indicates found copper-weld monument, flush, per R.S. 74/85-31
- See Survey Map 280 IX, R.S. 74/84-85, as noted.
- Found 3/4" iron pipe 4" L 5.5567 top, flush, per R.S. 74/84-85, as noted.
- Set 1" iron pipe 4" L 5.5567 top, flush.
- () Indicates record and measured per R.S. 74/84-85.
- TTTTT Indicates restricted access
- < > Indicates record data per M.B. 132/36-38
- [] - Record data per instrument recorded Nov. 1, 1968, as inst. #105224 of Official Records of Riverside County
- [] - Record data per instrument recorded Nov. 1, 1963, in Book 3536 page 455 of Official Records of Riverside County
- < > - Record data per R.S. 47/34.
- Total Gross = 13.30 acres

SCALE: 1" = 100'

VICINITY MAP no scale

P.M.B. 145/22

P.M.B. 145/22