

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 22301

SHOWING A DIVISION OF LOT 8 AND PORTIONS OF LOTS 6 AND 7 IN BLOCK 54 OF LA SIERRA GARDENS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 42 THRU 50 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (LOCATED IN SEC. 13, T.3 S., R.6 W., S.B.M.)

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
MARCH, 1987

RECORDER'S STATEMENT

FILED THIS 16th DAY OF September, 1988 AT 11 A.M.
IN BOOK 152 OF PARCEL MAPS AT PAGES 32-33 AT THE REQUEST OF THE CITY CLERK.

FEE \$ 8.00

WILLIAM E. CONERLY
COUNTY RECORDER

NO. 268190

BY: Gina Huntley
DEPUTY

SUBDIVISION GUARANTEE: CHICAGO TITLE

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 RIVERSIDE NATIONAL BANK, IN FEBRUARY, 1987. 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 THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED August 13, 1987

BY: A. Hubert Webb
A. HUBERT WEBB, R.C.E. 1184
R.C.E. EXPIRES DEC. 31, 1988

TAX COLLECTOR'S 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 ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 15,200.00

DATED June 8, 1988

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Dick D. Mounyham
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE 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

BY: _____
DEPUTY
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

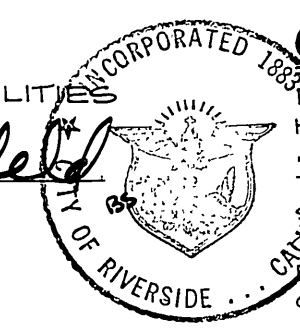
DATED September 16, 1988

BY: Maria Brass DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 22301 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 16th DAY OF Sept, 1988.

BY: Alice A. Hare
CITY CLERK OF THE CITY OF RIVERSIDE



OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A", "B", "C", AND "D". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5' R.U.E."

RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
Michael C. Billings PRES. Richard Swartz VICE PRES.
MICHAEL C. BILLINGS PRES. RICHARD SWARTZ VICE PRES.

CITY NATIONAL BANK, AS TRUSTEE

Janet Elliott VICE-PRES. Sam Winters VICE-PRES.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

ON THIS 25th DAY OF May, 1988, BEFORE ME Cathy Corrigan A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Michael C. Billings AND J. Richard Swartz, (PERSONALLY KNOWN TO ME AND OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND EXEC. VICE PRES. OF RIVERSIDE NATIONAL BANK, 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 June 2, 1989 WITNESS MY HAND
MY PRINCIPAL PLACE OF BUSINESS Riverside COUNTY. Cathy Corrigan
IS IN Riverside COUNTY. NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ~~LOS ANGELES~~)

ON THIS 15th DAY OF AUGUST, 1988, BEFORE ME KATHLEEN DELEUSE A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JANET ELLIOTT AND CAROL W. FENTRESS, (PERSONALLY KNOWN TO ME AND OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND VICE PRES. OF CITY NATIONAL BANK, 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 2-15-92 WITNESS MY HAND
MY PRINCIPLE PLACE OF BUSINESS L.A. COUNTY. Kathleen DeLuse
IS IN L.A. COUNTY. NOTARY PUBLIC IN AND FOR SAID STATE

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES (POLK STREET) HAVE BEEN PAID FOR PARCEL #1. PARCEL 2 IS CAPABLE OF FURTHER SUBDIVISION.

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 AND #2.

EASEMENTS

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

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: AUG 24, 1988 BY: Dieter P. Witzfeld

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 29th DAY OF August, 1988 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

BY: Barry Beck

TENTATIVE MAP APPROVED MARCH 5, 1987

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS 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 8/23, 1988

BARBARA J. STECKEL
CITY TREASURER

BY: Barbara J. Steckel

UTILITIES EASEMENTS CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS ANNEXED MAP.

- 1.) A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION.
- 2.) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO ARLINGTON MUTUAL WATER COMPANY FOR INGRESS AND EGRESS AND PUBLIC UTILITIES, RECORDED FEB. 13, 1925, IN BOOK 623, PAGE 218 OF DEEDS, RIV. CO. REC. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 3.) RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RIVERSIDE COUNTY RECORDS, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF MAINTAINING AND CONSTRUCTING WATER FACILITIES.
- 4.) A PERMANENT EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REMOVAL OF WATER PIPELINES, DITCHES OR FLUMES, GRANTED TO CITIZENS DOMESTIC WATER COMPANY, A CORPORATION, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RIV. CO. REC.
- 5.) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SOUTHERN SIERRAS POWER COMPANY FOR PUBLIC UTILITIES RECORDED JULY 16, 1927 IN BOOK 719, PAGE 267 OF DEEDS, RIV. CO. REC.
- 6.) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, RECORDED OCT. 18, 1936 AS INSTRUMENT NO. 71995, OFFICIAL RECORDS, RIV. CO.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: AUG 24, 1988

BY: Dieter P. Witzfeld

City Copy 152/33

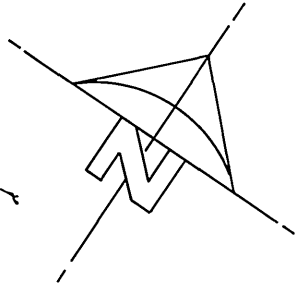
PARCEL MAP NO. 22301

SHOWING A DIVISION OF LOT 8 AND PORTIONS OF LOTS 6 AND 7 IN BLOCK 54 OF LA SIERRA GARDENS AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 42 THRU 50 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LOCATED IN SEC. 13 T. 3 S., R. 6 W., S. B. M.)

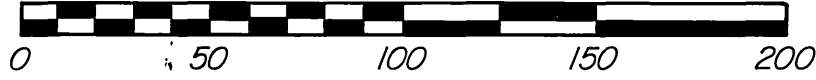
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

MARCH 1987

SCALE : 1" = 50'



SCALE IN FEET



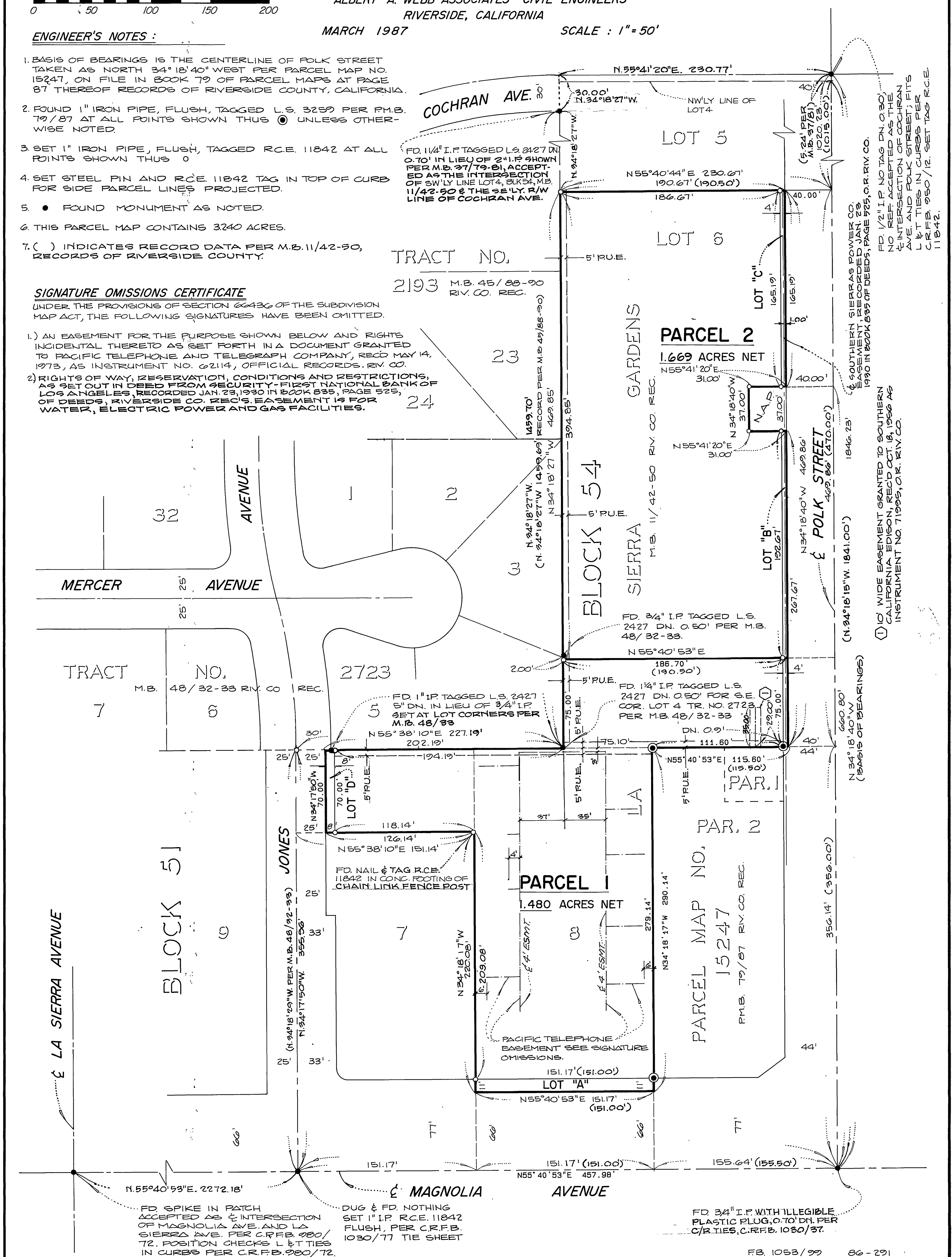
ENGINEER'S NOTES :

1. BASIS OF BEARINGS IS THE CENTERLINE OF FOLK STREET TAKEN AS NORTH 34° 18' 40" WEST PER PARCEL MAP NO. 15247, ON FILE IN BOOK 79 OF PARCEL MAPS AT PAGE 87 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND 1" IRON PIPE, FLUSH, TAGGED L.S. 3259 PER F.M.B. 79/87 AT ALL POINTS SHOWN THUS \odot UNLESS OTHERWISE NOTED.
3. SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 11842 AT ALL POINTS SHOWN THUS \circ
4. SET STEEL PIN AND R.C.E. 11842 TAG IN TOP OF CURB FOR SIDE PARCEL LINES PROJECTED.
5. \bullet FOUND MONUMENT AS NOTED.
6. THIS PARCEL MAP CONTAINS 3240 ACRES.
7. () INDICATES RECORD DATA PER M.B. 11/42-50, RECORDS OF RIVERSIDE COUNTY.

SIGNATURE OMISSIONS CERTIFICATE

UNDER THE PROVISIONS OF SECTION 66426 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

1. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECD MAY 14, 1973, AS INSTRUMENT NO. 62114, OFFICIAL RECORDS, RIV. CO.
2. RIGHTS OF WAY, RESERVATION, CONDITIONS AND RESTRICTIONS, AS SET OUT IN DEED FROM SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, RECORDED JAN. 23, 1930 IN BOOK 835, PAGE 525, OF DEEDS, RIVERSIDE CO. REC'S. EASEMENT IS FOR WATER, ELECTRIC POWER AND GAS FACILITIES.



FD. 1/4" I.P. TAGGED L.S. 2427 DN. 0.70' IN LIEU OF 2" I.P. SHOWN PER M.B. 37/79-81, ACCEPTED AS THE INTERSECTION OF SW'LY LINE LOT 4, B.L.K. 24, M.B. 11/42-50 & THE 3/4" I.P. R/W LINE OF COCHRAN AVE.

FD. 1/4" I.P. TAGGED L.S. 2427 DN. 0.50' FOR S.E. COR. LOT 4 TR. NO. 2723 PER M.B. 48/32-33

FD. 3/4" I.P. TAGGED L.S. 2427 DN. 0.50' PER M.B. 48/32-33

FD. 1/4" I.P. TAGGED L.S. 2427 DN. 0.9' FOR S.E. COR. LOT 4 TR. NO. 2723 PER M.B. 48/32-33

FD. SPIKE IN PATCH ACCEPTED AS \odot INTERSECTION OF MAGNOLIA AVE. AND LA SIERRA AVE. PER C.R.F.B. 980/72. POSITION CHECKS L & T TIES IN CURBS PER C.R.F.B. 980/72.

DUG & FD. NOTHING SET 1" I.P. R.C.E. 11842 FLUSH, PER C.R.F.B. 1030/77 TIE SHEET

FD. 3/4" I.P. WITH ILLEGIBLE PLASTIC PLUG, 0.70' DN. PER C/R TIES, C.R.F.B. 1030/77.

SOUTHERN SIERRAS POWER CO. EASEMENT, RECORDED JAN. 23, 1930 IN BOOK 835 OF DEEDS, PAGE 525, O.R. RIV. CO.

FD. 1/2" I.P. NO TAG DN. 0.30' NO REF. ACCEPTED AS THE INTERSECTION OF COCHRAN AVE. AND FOLK STREET; FITS L & T TIES IN CURBS PER C.R.F.B. 950/12. SET TAG R.C.E. 11842.

10' WIDE EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON, RECD OCT. 18, 1956 AS INSTRUMENT NO. 71995, O.R. RIV. CO.