

City Copy 157

P.M.B. 157/21

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

OWNERS STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON: THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE SAID LAND: THAT I CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. FURTHER, WE THE UNDERSIGNED AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCEL 1 ON OVER AND ACROSS PALMYRITA AVENUE ADJOINING SAID PARCEL, EXCEPT AT THE 15' DRIVEWAY OPENING SHOWN.

Robert K. McKernan
ROBERT K. MCKERNAN

Marjorie McKernan
MARJORIE MCKERNAN

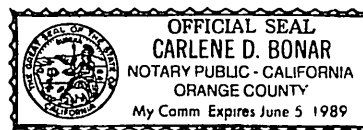
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Orange 355

ON April 11, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT K. MCKERNAN AND MARJORIE MCKERNAN KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, 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.

SIGNATURE Carlene D. Bonar



PARCEL MAP NO. 23887

BEING A DIVISION OF LOT 4 OF TWOGOOD & HERRICKS SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA (LOCATED IN SEC 18, T2S, R4W)

FRED N. BONAR
LAKE FOREST, CA.

RECORDER'S STATEMENT

FILED THIS 9th DAY OF June 1989 AT 2:00 PM IN BOOK 157 OF PARCEL MAPS. AT PAGES 21-22 AT THE REQUEST OF THE CITY CLERK.

NO. 190323
FEE \$8.00

WILLIAM E. CONERLY, COUNTY RECORDER

BY Sina Hunter

SUBDIVISION GUARANTEE: TICOR TITLE CO.

CITY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT A 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 HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 4-12-89

BARBARA J. STECKEL
CITY TREASURER

BY Barbara Steckel

TAX COLLECTORS 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 THE 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 \$ 14,000.00

DATED May 22, 1989

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Marjorie Hoyle

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 14,000.00 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 ALIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY BOARD OF SUPERVISORS.

DATED 6-7-1989

GERALD A. MALONY
CLERK OF THE BOARD OF SUPERVISORS

BY: Mania Broas, Deputy

SIGNATURE OMISSIONS CERTIFICATE

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

1. WALTER C. BANKS AND REGINA BANKS, THE HOLDERS OF AN EASEMENT FOR CONVEYANCE OF WATER PER DEED RECORDED OCTOBER 21, 1909 IN BOOK 250 PAGE 222, DEEDS, RIVERSIDE COUNTY.
2. ALEXANDER GREENE AND SADIE GREENE, THE HOLDERS OF AN EASEMENT FOR CONVEYANCE OF WATER PER DEED RECORDED SEPTEMBER 1, 1909 IN BOOK 250 PAGE 223, DEEDS, RIVERSIDE COUNTY.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 5th DAY OF June, 1989 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 LIC. # 7-30-89

Barry Beck

TENTATIVE MAP APPROVED SEPT. 22, 1988

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 ROBERT K. MCKERNAN DEC 8, 1988. I HEREBY CERTIFY 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. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

4-10-89
DATE

Fred N. Bonar
FRED N. BONAR R.C.E. 22800
LIC. EXP. 12-31-89



PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

FRONTAGE FEES, ELEVATION FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEN PAID FOR PARCELS #1 AND #2.

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: 6-5-89

BY: Bill Carnahan

P.M.B. 157/21

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 23887

BEING A DIVISION OF LOT 4 OF TWOGOOD & HERRICKS SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY (LOCATED IN SEC 18, T2S, R4W) CALIFORNIA AUGUST, 1988

PREPARED BY

FRED N. BONAR
LAKE FOREST, CA.

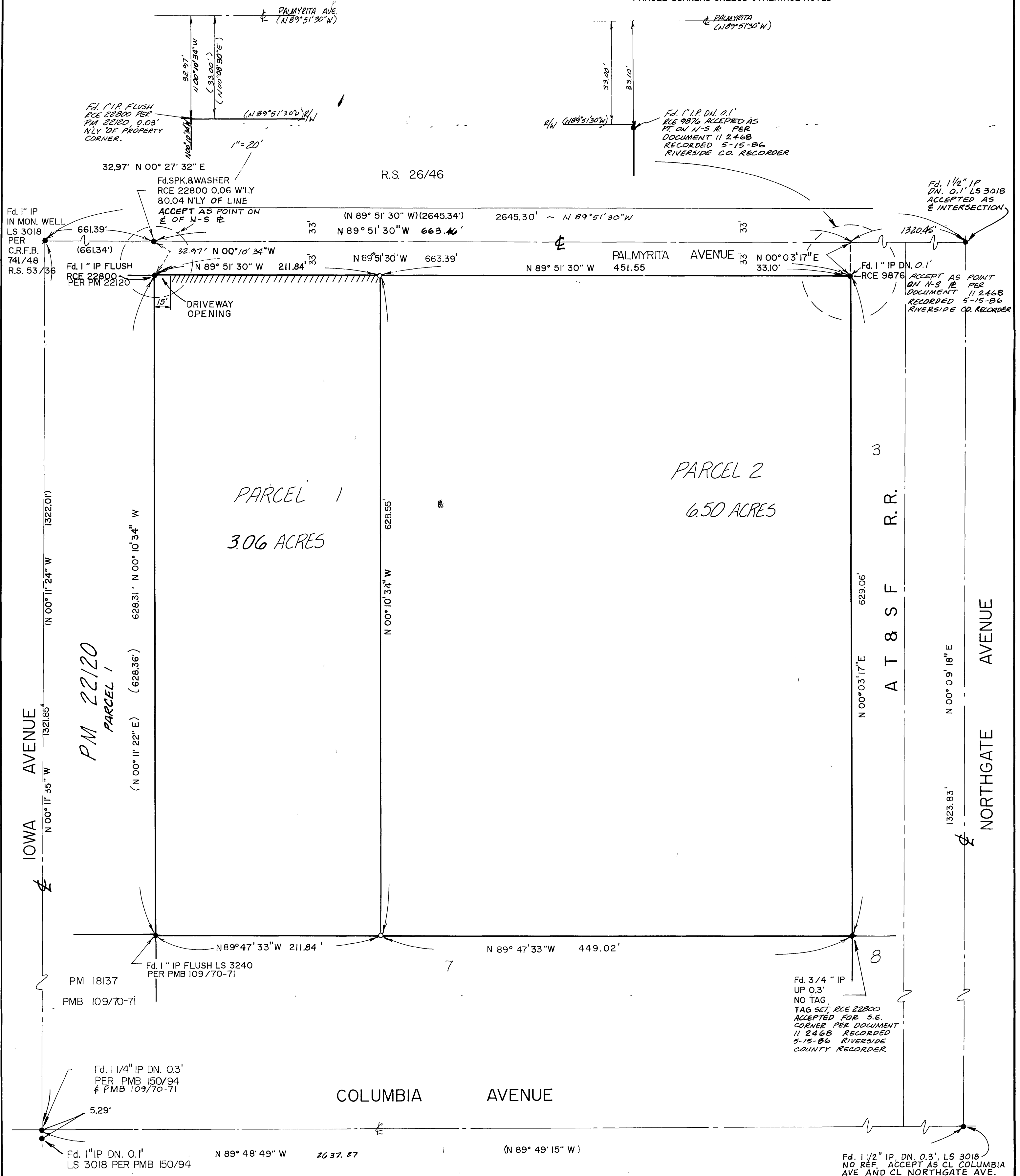
ENGINEER'S NOTES

1. THE BASIS OF BEARINGS FOR THIS MAP IS N 89° 51' 30" W FOR THE CENTERLINE OF PALMYRITA AVE. AS SHOWN ON R.S.26/46, RECORDS OF RIVERSIDE, CALIFORNIA
2. () INDICATES RECORD PER PARCEL MAP 22120 PMB 150/93-94, RIVERSIDE COUNTY RECORDS
3. TTTT INDICATES VEHICULAR ACCESS RIGHTS WAIVED.
4. THIS PARCEL CONTAINS 9.56 ACRES
5. SET 1" IP TAGGED RCE 22800, FLUSH, AT ALL PARCEL CORNERS UNLESS OTHERWISE NOTED

SCALE 1" = 60'



City Copy 157/22



PARCEL 1
3.06 ACRES

PARCEL 2
6.50 ACRES

Fd. 3/4" IP
UP 0.3'
NO TAG
TAG SET, RCE 22800
ACCEPTED FOR S.E.
CORNER PER DOCUMENT
11 2468 RECORDED
5-15-86 RIVERSIDE
COUNTY RECORDER

Fd. 1 1/2" IP, DN. 0.3', LS 3018
NO REF. ACCEPT AS CL COLUMBIA
AVE AND CL NORTHGATE AVE.