

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# PARCEL MAP 23178

BEING A DIVISION OF A PORTION OF PARCELS 10, 11 AND 12 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. - IN SECTION 17, T. 3 S., R. 4 W., S.B.M. JUNE 1988

**J.F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

### RECORDER'S STATEMENT

Filed this 4th day of August 1989 at 12:00 P.M. in Book 158 of Parcel Maps at Pages 20-22 at the request of the

CITY CLERK

Fee: \$10.00  
No. 262451

WILLIAM E. CONERLY, County Recorder

By: Karla Rogan, Deputy

Subdivision Guarantee: CONTINENTAL LAND TITLE COMPANY

### OWNER'S STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes Lots "A" through "G" inclusive. We further dedicate for the construction and maintenance of drainage facilities, the easements designated as "DRAINAGE EASEMENTS".

REGIONAL PROPERTIES, INC., A CALIFORNIA CORPORATION

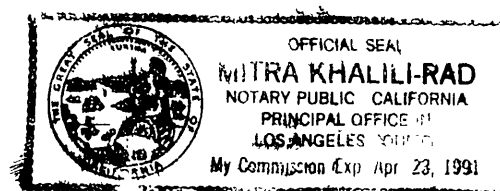
[Signature]  
[Signature]

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) SS

On this 13th day of June, 1989, before me, MITRA KHALILI-RAD, a Notary Public in and for said State, personally appeared MARK RUBIN (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President of Regional Properties, Inc., and JACK A. SWEENEY (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of Regional Properties, Inc. a California Corporation, the corporation that executed the within instrument, and on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires April 23, 1991 Witness my hand and official seal



Mitra Khalili-Rad  
Notary Public in and for said State

### SIGNATURE OMISSION

Pursuant to Section 66436 (C) (1) of the Subdivision Map Act, the following signatures have been omitted.

- ② An easement in favor of Southern California Gas Company, as to an undivided 3/4 interest, and Southern Counties Gas Company of California, as to an undivided 1/4 interest, for gas lines and rights incidental thereto, as recorded June 5, 1948 in Book 911, page 345 of Official Records of Riverside County, California. (See Sheet 3).
- ① An easement in favor of Four Corners Pipe Lines Company for a gas line, as recorded January 10, 1958 in Book 2205, page 147 of Official Records of Riverside County, California. (See Sheet 2).
- ④ Indicates an easement in favor of the City of Riverside for drainage purposes recorded 7-21-89, as Instrument No. 244080 Official Records of Riverside County, California. (See sheet 3)

An easement for conduits and incidental purposes with rights of ingress and egress in favor of Eastern Municipal Water District recorded March 4, 1955 in book 1702, pages 467, 552, and 559, recorded March 23, 1959 in book 2436, page 241 and November 12, 1969 as Instrument No. 115832, all being O.R. Riverside County, California (said easement being blanket in nature).

### UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

- ③ Indicates a 20' perpetual easement for electrical transmission lines and cables in favor of the City of Riverside by Instrument No. 7276, recorded January 20, 1966, Official Records of Riverside County, California. (See Sheet 3).

BILL D. CARNAHAN  
Director of Public Utilities

Dated JULY 19, 1989

By Dieter P. Witzfeld

### 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 have not become a lien upon said property.

Dated 6/16/89

BARBARA J. STECKEL  
City Treasurer

By David H. Wright

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of three (3) sheets be, and the same is hereby accepted as the final map of Parcel Map 23178 and the streets and easements are hereby accepted as public streets and easements, except lots "E", "F", and "G" which are hereby accepted as 1' barrier strips to deny access from adjoining private property to Lots "B" and "D". 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 25th day of July, 1989.

ALICE A. HARE  
City Clerk of the City of Riverside, California

\* By Karen E. Lundquist  
Asst. City Clerk

### WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has not deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District and required fees have been paid, the District will supply water to each parcel. The easements shown are sufficient for all requirements of water distribution.

Dated: 7-14-89

[Signature]  
DAVID W. HANSEN R.C.E. 17984, CHIEF ENGINEER

### UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No Water Fees and Charges collected for Parcels #1 - #15. Water will be served by Western Municipal Water District.

Electric Facilities

The electric fees have been paid and the arrangements made but the developer installed facilities have not been installed for Parcels #1 - #15.

Easements

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

BILL D. CARNAHAN  
Director of Public Utilities

Dated JULY 19, 1989

By Dieter P. Witzfeld

### CITY ENGINEER'S CERTIFICATE

This map has been examined this 20th day of July, 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. Exp. 9/30/89

By Barry Beck

TENTATIVE MAP APPROVED: JANUARY 21, 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 property shown on the within map for 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 \$21,700.00.

Date June 16, 1989

R. WAYNE WATTS  
County Tax Collector

by Tambel Wallace  
Deputy

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$21,700.00 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 August 3, 1989

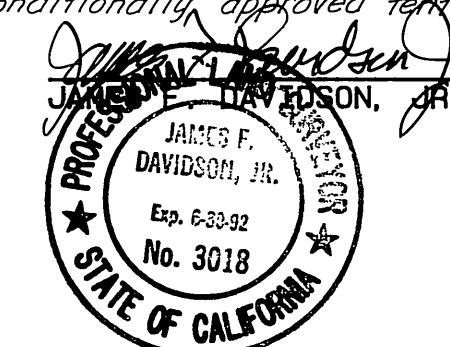
GERALD A. MALONEY  
Clerk of the Board of Supervisors

~~CASH TAX BOND~~  
~~R. WAYNE WATTS~~  
~~County Tax Collector~~

by Keena R. Harper  
Deputy

### 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 Regional Properties, Inc. on Nov. 10, 1987. I hereby state that all monuments are of the character and occupy the positions indicated, or will be in place within one year from the recordation of this map, and that said monuments are or will be 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.



L.S. 3018

P.M.B. 158/20

**SURVEYOR'S NOTES**

Bearings are based upon the centerline of TRAUTWEIN ROAD as being N.16°19'43"W. as shown on Record of Survey on file in Book 83 at Pages 59 and 60 thereof, Records of Riverside County, California.

● Indicates 1" I.P. with plastic plug stamped L.S. 3018, Flush, to be set per R.S. 83 / 59 & 60, unless otherwise noted.

○ Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped L.S. 3018 at all parcel corners, angle points in side parcel lines and corner cut-backs, Flush, unless otherwise noted.

[—] Indicates Measured Data, also Record Data Per R.S. 83 / 59 & 60

All distances are in feet and decimals thereof.

Total Area = 58.129 Acres.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

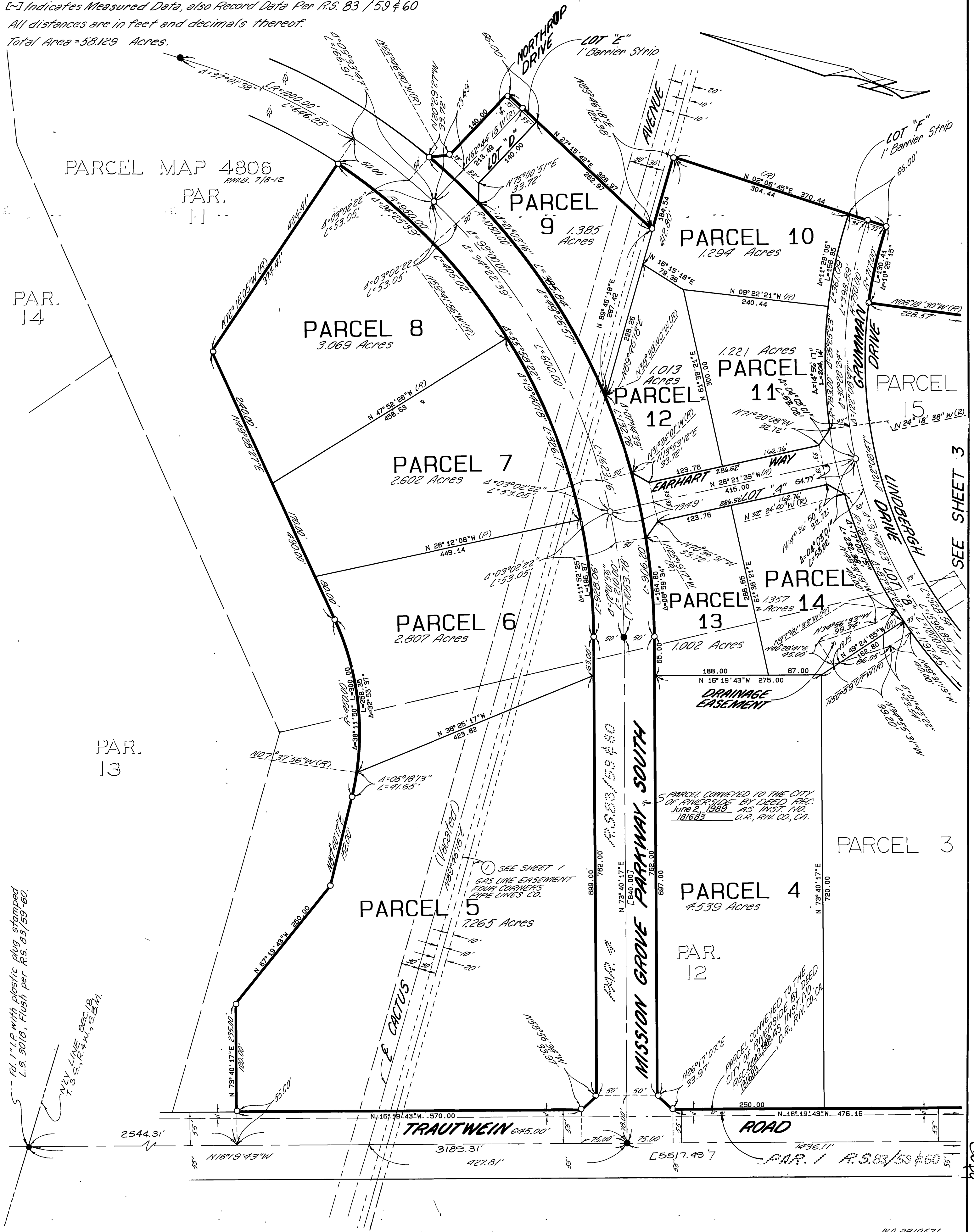
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JUNE 1988

SCALE: 1" = 100'

**J.F. DAVIDSON ASSOCIATES, INC.**

RIVERSIDE, CALIFORNIA



SEE SHEET 3

Set 1" I.P. with plastic plug stamped L.S. 3018, Flush per R.S. 83/59 & 60.

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED REC. JUNE 2, 1989 AS INST. NO. 181683 O.R., RIV. CO., CA.

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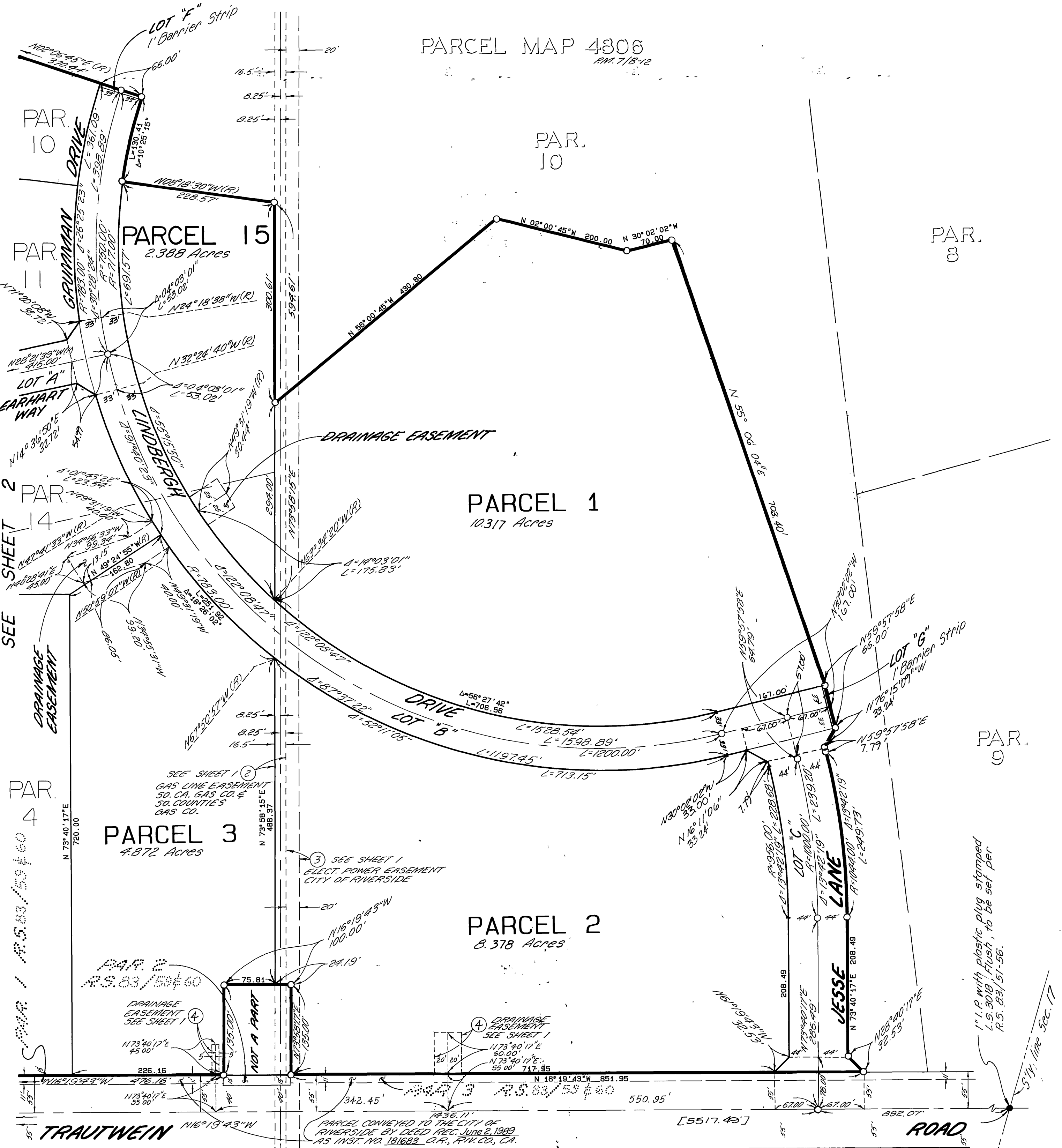
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All distances are in feet and decimals thereof.

Total Area = 58.129 Acres.



PARCEL MAP 4806  
AM. 7/18-12

PARCEL 1  
10.317 Acres

PARCEL 2  
8.378 Acres

PARCEL 3  
4.872 Acres

PARCEL 15  
2.388 Acres

Handwritten notes and signatures, including 'Copy' and '58'.