

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 23985

BEING A DIVISION OF A PORTION OF LOTS 10, 11 AND 12 OF COUNTRY CLUB PARK AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 64 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SITUATED IN SECTION 35, T.2S., R.5W., S.B.M.

FEBRUARY 1989

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.

RECORDER'S STATEMENT

FILED THIS 28th DAY OF FEBRUARY 1990, AT 12:00 P.M. IN BOOK 162 OF MAPS, AT PAGES 73 - 75 AT THE REQUEST OF THE CITY CLERK.

NO. 73866
FEE \$1000
WILLIAM E. CONNERLY, COUNTY RECORDER
BY: Santa Ragan
SUBDIVISION
GUARANTEE FIRST AMERICAN TITLE INSURANCE 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 SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

Brian Gynn
BRIAN GYNN

Cheryl Gynn
CHERYL GYNN

HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED ONE-HALF INTEREST

Clayton
PRESIDENT

Clayton
SECRETARY

AWARE DEVELOPMENT CO., INC., A CALIFORNIA CORPORATION, ALL AS TENANTS IN COMMON, AS TO AN UNDIVIDED ONE-HALF INTEREST.

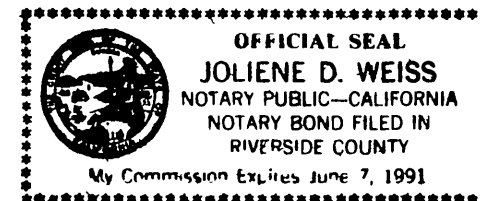
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS

ON THIS 10th DAY OF February, 1990, BEFORE ME Jolene D. Weiss, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Charles W. Wale, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS the PRESIDENT/ and SECRETARY OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES June 7, 1991



Jolene D. Weiss
NOTARY PUBLIC IN AND FOR SAID STATE

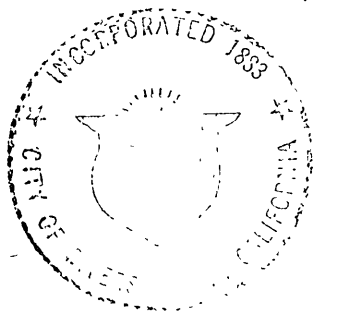
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE(3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 23985, AND THE STREET AND EASEMENT IS HEREBY ACCEPTED AS PUBLIC STREET AND EASEMENT, 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 27th DAY OF February, 1990.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Alice A. Hare



TRUSTEE

FIRST HEMET CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED 29 DECEMBER 1989 AS INSTRUMENT NO. 466501 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Peter J. Harrison
VICE PRESIDENT

Carolyn L. Crawford
ASST. SECRETARY

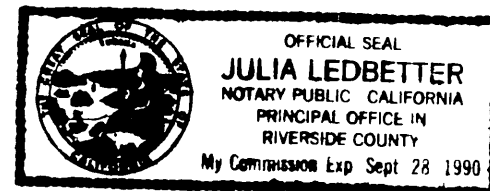
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS

ON THIS 7th DAY OF February, 1990, BEFORE ME, Julia Ledbetter, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Peter J. Harrison, KNOWN TO ME TO BE THE PRESIDENT, AND Carolyn L. Crawford, KNOWN TO ME TO BE THE SECRETARY OF FIRST HEMET CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 9-28-90



Julia Ledbetter
NOTARY PUBLIC IN AND FOR SAID STATE

SIGNATURE OMISSIONS

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. THEODORE GULESERIAN, THE HOLDER OF AN EASEMENT FOR SEWER AND DRAINAGE PURPOSES PER DEED RECORDED 22 MAY, 1967 AS INSTRUMENT NO. 43838, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT IN FAVOR OF THE GAGE CANAL COMPANY FOR PIPELINES PER DEEDS RECORDED 2 JANUARY 1925 IN BOOK 622, PAGE 56 AND 20 JUNE 1929 IN BOOK 816, PAGE 448, BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED FROM THE RECORDS.
3. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SEWER PURPOSES PER INSTRUMENT RECORDED 31 MARCH 1967 AS INSTRUMENT NO. 21346, OFFICIAL RECORDS, RIVERSIDE COUNTY.

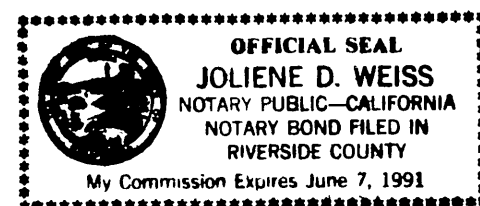
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS

ON THIS 5th DAY OF February, 1990, BEFORE ME, Jolene D. Weiss, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN GYNN AND CHERYL GYNN, PERSONALLY 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

MY COMMISSION EXPIRES June 7, 1991



Jolene D. Weiss
NOTARY PUBLIC IN AND FOR SAID STATE

P.M.B. 162/73

P.M.B. 162/73

162
74

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

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FEBRUARY 1989

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CA.

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

ELEVATION FEES, WATER CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS #1 AND #2. ARRANGEMENTS HAVE BEEN MADE BY DEVELOPER, BUT REQUIRED WATER FACILITIES HAVE NOT BEEN INSTALLED, BY DEVELOPER, IN ORDER TO PROVIDE WATER SERVICE TO PARCELS #1 AND #2.

ELECTRIC FACILITIES

ALL ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE, BUT, THE DEVELOPER'S INSTALLED FACILITIES HAVE NOT BEEN INSTALLED FOR 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: FEB 22, 1990

BY: Dieter P. Wirtzfeld

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE FILING AND RECORDATION OF SAID MAP.

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED FROM THE RECORDS.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATE: FEB 23, 1990

BY: Dieter P. Wirtzfeld

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 THIS _____ DAY OF _____, 199_.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

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 \$ _____

DATED THIS 14 DAY OF February, 1990.

R. WAYNE WATTS
COUNTY TAX COLLECTOR BY: Emily Wallace

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 23 DAY OF Feb, 1990, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

TENTATIVE MAP APPROVED 22 SEPTEMBER 1988 BY:

Barry Beck
BARRY BECK, R.C.E. 20900
CITY ENGINEER
LIC. EXP. 9-30-93

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED: 2/14/1990

BARBARA J. STECKEL, CITY TREASURER

BY: Barbara Steckel

CIVIL 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 AWARE DEVELOPMENT AUGUST 1988. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE 14 FEB. 1990

Craig A. Cook
CRAIG A. COOK RCE 23323

R.C.E. EXPIRATION DATE: 31 DEC. 1993



P.M.B. 162/74

P.M.B. 162/74

P.M.B. 162/75

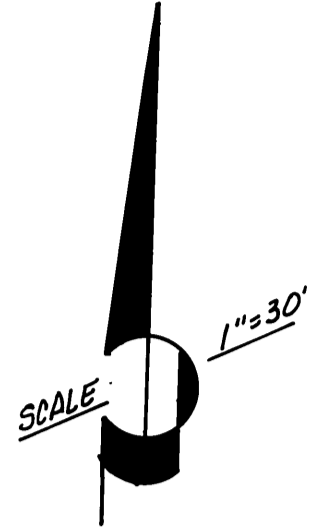
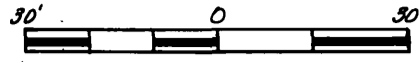
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RIVERSIDE, CA.

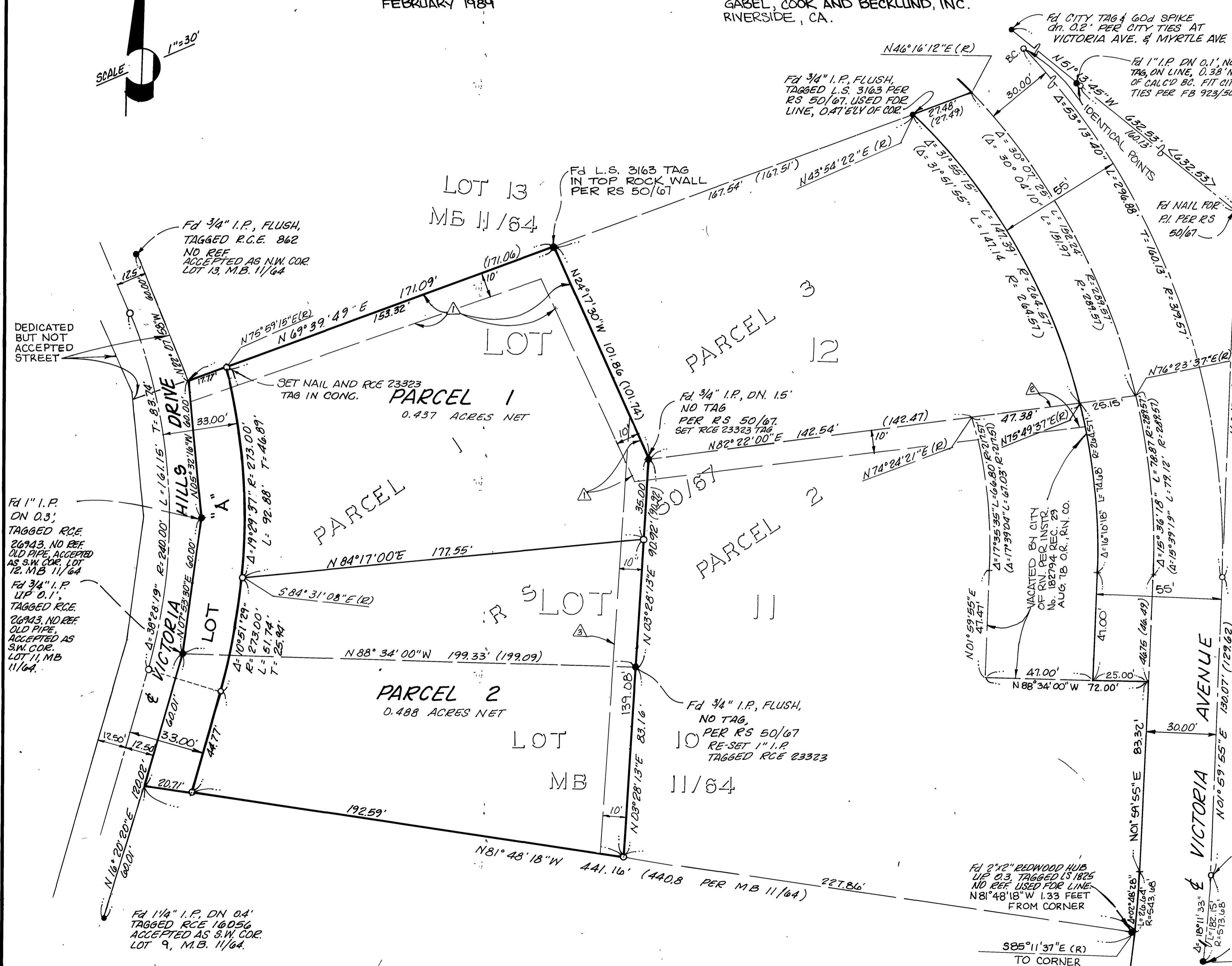


ENGINEER'S NOTES

1. BASIS OF BEARING IS THE WEST LINE OF PARCEL 2 PER RS 50/67 AN BEING N03° 28' 13" E
2. • INDICATES MONUMENT FOUND AS NOTED.
3. ○ INDICATES SET 1" I.P., FLUSH, TAGGED R.C.E. 23323
4. () INDICATES RECORD DATA PER RS 50/67 UNLESS OTHERWISE NOTED.
5. < > INDICATES RECORD DATA PER RS 39/56.

EASEMENT NOTES

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SEWER PURPOSES PER DEED RECORDED 31 MARCH 1967 AS INSTRUMENT NO. 27346, O.R. RIVERSIDE CO.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SEWER PURPOSES PER DEED RECORDED 11 SEPT. 1978 AS INSTRUMENT No. 191077, O.R. RIV. CO.
3. A NON-EXCLUSIVE EASEMENT FOR SEWER PURPOSES PER DEED RECORDED FEB. 20, 1990, AS INSTR. NO. 62187, O.R., RIVERSIDE COUNTY.



P.M.B. 162/75