

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 ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES AND PUBLIC UTILITY PURPOSES, LOT "A". WE FURTHER HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, AN EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE SURFACE OF THE REAL PROPERTY INCLUDED WITHIN SAID SUBDIVISION SHOWN ON THE ANNEXED MAP, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIRSPACE SUCH NOISE AND EMISSION OF SUCH FUMES AS MAY BE INHERENT IN THE AIRCRAFT NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIR, USING SAID AIRSPACE FOR LANDING AT, TAKING OFF FROM, OR OPERATION ON THE RIVERSIDE MUNICIPAL AIRPORT, HEREBY ACKNOWLEDGING THAT THE RIVERSIDE MUNICIPAL AIRPORT IS AN OPERATING AIRPORT SUBJECT TO INCREASES IN THE INTENSITY OF USE AND OPERATION, INCLUDING PRESENT AND FUTURE NOISE, DUST, SMOKE, FUMES, AND OTHER RELATED CONDITIONS. THE FOREGOING SHALL NOT BE CONSIDERED AS OTHERWISE PROHIBITING THE USE OF SAID PROPERTY FOR ANY LAWFUL PURPOSE BELOW THE MINIMUM FLIGHT ALTITUDES FOR AIRCRAFT PRESENTLY AUTHORIZED OR HEREAFTER AUTHORIZED BY THE APPROPRIATE FEDERAL AUTHORITY, PROVIDED ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS PERTAINING TO HEIGHT RESTRICTIONS ARE ADHERED TO; SAID EASEMENT AND RIGHT OF WAY BEING DESIGNATED AS "BLANKET AVIGATION EASEMENT" AS SHOWN ON THE ANNEXED MAP. WE FURTHER DEDICATE FOR PUBLIC USE FOR ELECTRICAL DISTRIBUTION FACILITIES THE AREA SHOWN AS "5' P.U.E."

Barbara C. Kothlow
BARBARA C. KOTHILOW
A WIDOW

TRUSTEE

~~INLAND MORTGAGE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 2, 1965, AS INSTRUMENT NO. 135820, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.~~

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON JAN. 26, 1990, BEFORE ME, MARY A KELLY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BARBARA C. KOTHLOW (PERSONALLY KNOWN TO BE OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES
Mary A. Kelly JULY 30, 1993
MY PRINCIPAL PLACE OF BUSINESS IS RIVERSIDE COUNTY

NOTARY ACKNOWLEDGEMENT

~~STATE OF CALIFORNIA
COUNTY OF _____~~

~~ON THIS _____ DAY OF _____, 19____, BEFORE ME, _____, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AND _____ (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS _____ AND _____, ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.~~

~~WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____~~

~~NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE~~

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

PARCEL MAP 24404

SHOWING A DIVISION OF A PORTION OF LOT 244 OF THE LANDS OF THE S.C.C.A. AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; LYING IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

J.N. BEELER AND ASSOCIATES AUGUST, 1989
RIVERSIDE, CALIFORNIA

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 14th DAY OF March, 1990, 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, EXP. 9/30/93

BY: *Barry Beck*

TENTATIVE MAP APPROVED APRIL 20, 1989

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 24404, AND THE STREETS ARE HEREBY ACCEPTED AS PUBLIC STREETS, 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 20th DAY OF March, 1990.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *Alice A. Hare*

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

DISTRIBUTION SYSTEM FEES, WATER CONNECTION FEES AND BACKUP FACILITY CAPACITY CHARGE HAVE BEEN PAID FOR PARCEL #1. NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #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 PARCEL #1. NO ELECTRIC FEES COLLECTED FOR PARCEL #2.

EASEMENTS

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

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: MARCH 12, 1990 BY: *Dieter P. Witzfeld*

RECORDER'S STATEMENT

FILED THIS 23rd DAY OF MARCH, 1990, AT 4:30 P. IN BOOK 163 OF PARCEL MAPS, AT PAGES 3+4, AT THE REQUEST OF THE CITY CLERK.

FEES: \$800

WILLIAM E. CONERLY
COUNTY RECORDER

NO.: 106243

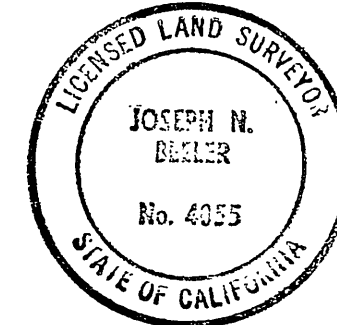
BY: *Barbara Logan*

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE CO.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING AUGUST, 1989; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: JANUARY 8, 1990



BY: *Joseph N. Beeler*
JOSEPH N. BEELER
L.S. 4055
EXP. 6/30/92

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 BE PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 2/15, 1990

BARBARA J. STECKEL
CITY TREASURER

BY: *David H. Wright, Jr.*

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$1,000.00 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 A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 3-23, 1990

GERALD A. MALONEY
CLERK OF THE
BOARD OF SUPERVISORS

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

By: *Ryan Ruth* Deputy

BY: _____, DEPUTY

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 AND 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 \$1,000.00.

DATED: March 9, 1990

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: *Marilyn Glaze*

P.M.B. 163/3

P.M.B. 163/3

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

PARCEL MAP 24404

SHOWING A DIVISION OF A PORTION OF LOT 244 OF THE LANDS OF THE S.C.C.A. AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; LYING IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

J.N. BEELER AND ASSOCIATES
RIVERSIDE, CALIFORNIA

AUGUST, 1989

UTILITIES EASEMENTS CERTIFICATE

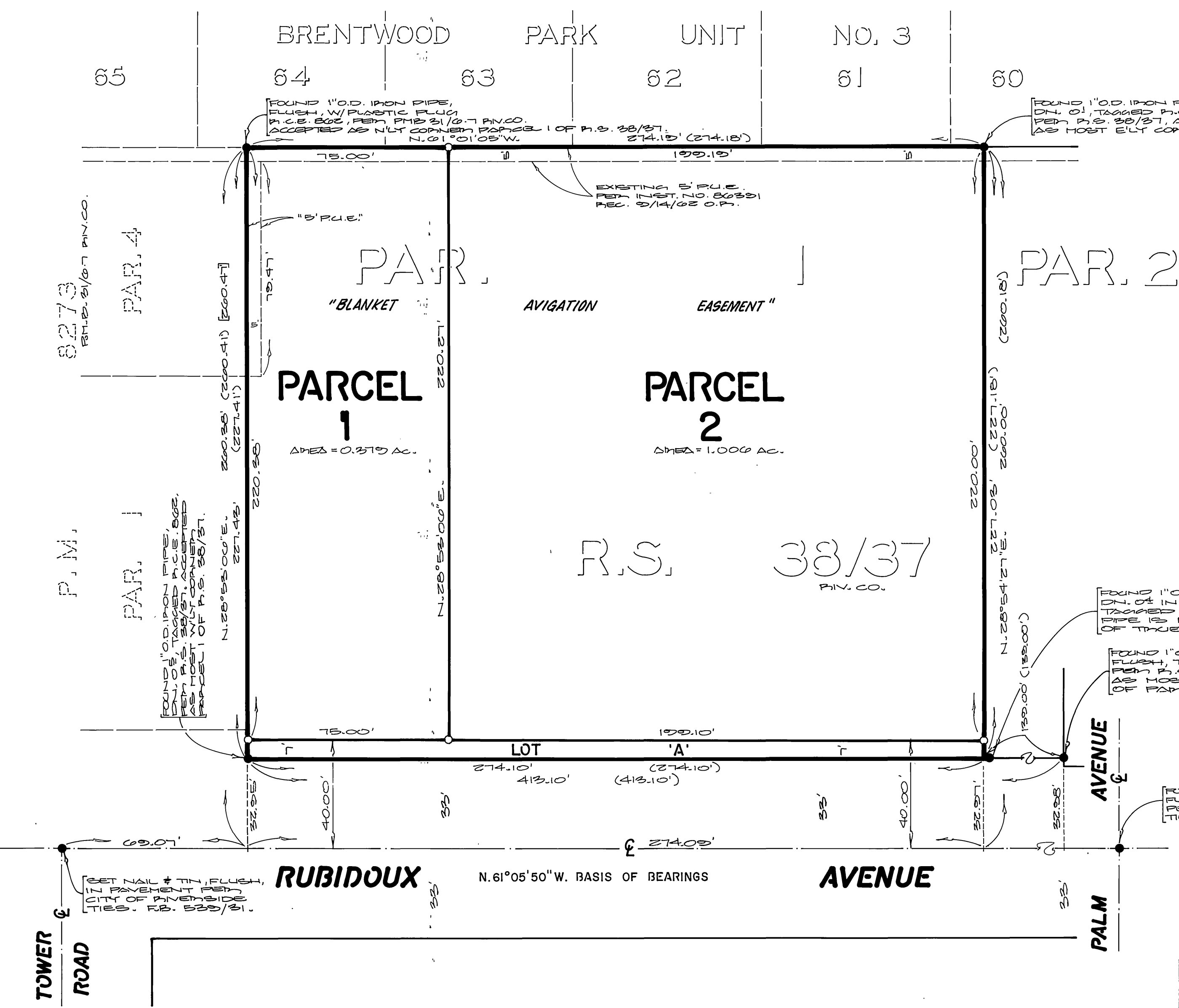
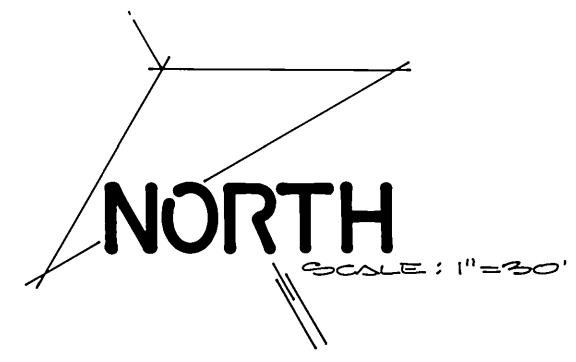
THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. RIVERSIDE WATER COMPANY - HOLDER OF A RIGHT OF WAY FOR WATER DITCHES, PIPES, FLUMES, AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE. RECORDED APRIL 26, 1882 BK. 28, PG 635 & AUGUST 14, 1885 BK. 42, PG'S 294 & 296 OF DEEDS, SAN BERNARDINO COUNTY RECORDS.
2. THE CITY OF RIVERSIDE - HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 14, 1962, AS INSTRUMENT NO. 86391, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: MARCH 13, 1990

BY: Dieter P. Witzfeld



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF RUBIDOUX AVENUE TAKEN AS N. 61° 05' 50" W., AS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 38 OF RECORDS OF SURVEYS, AT PAGE 37 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1 1/4" O.D. IRON PIPE, FLUSH, TAGGED L.S. 4055 AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED.
4. DATA SHOWN IN PARENTHESIS () IS RECORD PER R.S. 38/37, RIVERSIDE COUNTY.
5. DATA SHOWN IN BRACKETS [] IS RECORD PER P.M.B. 31/647, RIVERSIDE COUNTY.

SOILS REPORT

THE SOILS REPORT REQUIREMENT OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE, SECTION 18.10.080 IS DEFERRED UNTIL AN APPLICATION IS MADE FOR A BUILDING PERMIT ON THE VACANT PROPERTY SHOWN ON THIS MAP AS PARCEL 1.

P.M.B. 163 / 4

P.M.B. 163 / 4

163 / 4