

PARCEL MAP NO. 25450

BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN,
AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

HR ENGINEERING, INC.

RIVERSIDE, CALIFORNIA
AUGUST, 1990

RECORDER'S STATEMENT

FILED THIS 2nd DAY OF July 1991 AT 1 PM
IN BOOK 171 OF PARCEL
MAPS, AT PAGE(S) 67-68 AT THE
REQUEST OF THE CITY CLERK.

FEE 48.00
NO. 225669
WILLIAM E. CONERLY
COUNTY RECORDER

BY Lisa Hunsley DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE
COMPANY

OWNER'S STATEMENT

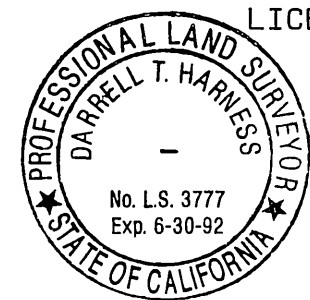
WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN
THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE
CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE
CONSENT TO THE MAKING AND FILING OF THIS PARCEL MAP AS SHOWN
WITHIN THE DISTINCTIVE BORDER LINE.
WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY
FACILITIES LOT "A". WE HEREBY FURTHER DEDICATE FOR CONSTRUCTION AND
MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS
DESIGNATED AS "5' P.U.E." AND "20' X 20' P.U.E."
ROBERT N. POLLIN AND SIGRID M. POLLIN,
HUSBAND AND WIFE, AS JOINT TENNANTS

Robert N. Pollin Sigrid M. Pollin
ROBERT N. POLLIN SIGRID M. POLLIN

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED
UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST
ROBERT N. POLLIN IN DECEMBER, 1989.
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 OR THAT THEY WILL BE SET IN SUCH POSITIONS
WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT
SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO
BE RETRACED.

DATED: 3/28/91 Darrell J. Harness
DARRELL T. HARNESS L.S. 3777
LICENSE EXPIRES 6-30-92

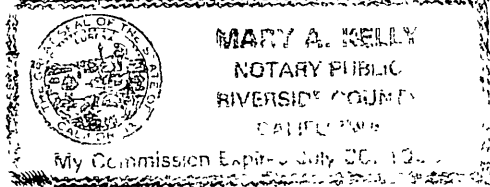


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

ON JUNE 6, 1991 BEFORE ME MARY A. KELLY, A NOTARY PUBLIC
IN AND FOR SAID STATE PERSONALLY APPEARED ROBERT N. POLLIN AND
SIGRID M. POLLIN KNOWN TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES THAT THEY
EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7-30-93



Mary A. Kelly
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 17th DAY OF June
1991, AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION
MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

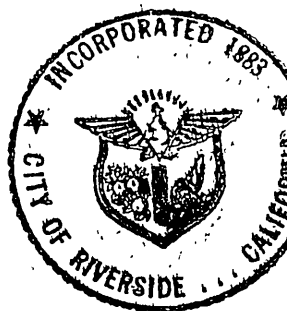
DATED 6/17/91 Barry Beck R. C. E. 20900
RIVERSIDE CITY ENGINEER
LICENSE EXPIRES 9-30-93

BY Barry Beck
TENTATIVE MAP APPROVED NOVEMBER 22, 1989

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 \$ 2,900.00.

DATED June 10 1991 R. WAYNE WATTS
RIVERSIDE COUNTY TAX COLLECTOR
BY: Delia Taylor DEPUTY



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 25450 AND THE
STREET AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREET AND EASEMENTS
AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST TO
SAID PARCEL MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE
CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL
OF THE 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 June 1991.

Karen E. Lindquist
CITY CLERK OF THE CITY OF RIVERSIDE
BY: KAREN E. LINDQUIST

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2,900.00 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: 6-26 1991 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: Maria Bross, Deputy

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
DISTRIBUTION SYSTEMS FEES, ELEVATION FEES, WATER CONNECTION
CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR
PARCELS #2 AND #3. PORTION OF ELEVATION FEES AND RELOCATION
& CUT & PLUG CHARGES HAVE BEEN PAID FOR PARCEL #1.

ELECTRIC FACILITIES
ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN
MADE TO SERVE ALL PARCELS. HOWEVER, THE DEVELOPER PROVIDED
AND INSTALLED FACILITIES HAVE NOT BEEN INSTALLED FOR
PARCELS #1, #2 AND #3.

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

DATED JUNE 14, 91 BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld DEPUTY

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
YET BECOME A LIEN UPON SAID PROPERTY.

DATED 6-11-91 BARBARA J. STECKEL, CITY TREASURER
BY: Barbara Steckel

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE
SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR
OTHER INTERESTS HAVE BEEN OMITTED, THEIR INTEREST BEING
SUCH THAT IT CANNOT RIPEN INTO A FEE.

LEO NEIL AND SELINDA A. NEIL, HOLDER OF AN EASEMENT FOR ROAD
PURPOSES RECORDED JUNE 13, 1946 PER BOOK 755, PAGE 260,
OFFICIAL RECORDS, RIVERSIDE CO.

LEO L. NALTE AND ALICE L. NALTE, HOLDER OF AN EASEMENT FOR
ROAD PURPOSES PER INSTRUMENT NO. 144871 RECORDED AUGUST 11, 1980,
OFFICIAL RECORDS, RIVERSIDE CO.

CARL H. JAMES AND HELEN JAMES, HOLDERS OF AN EASEMENT FOR ROAD
PURPOSES PER INSTRUMENT NO. 12798 RECORDED FEBRUARY 15, 1961,
OFFICIAL RECORDS, RIVERSIDE CO.

UTILITIES EASEMENTS CERTIFICATE

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED
EASEMENTS HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE
ANNEXED MAP.

AN EASEMENT FOR PIPE LINES PER INSTRUMENT NO. 104319,
RECORDED SEPTEMBER 10, 1965, OFFICIAL RECORDS, RIVERSIDE CO.
DATED JUNE 14, 91 BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Witzfeld DEPUTY

City Copy 171/67

4041-5011

PARCEL MAP NO. 25450

BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN,
AS SHOWN BY UNITED STATES GOVERNMENT SURVEY

HR ENGINEERING, INC.

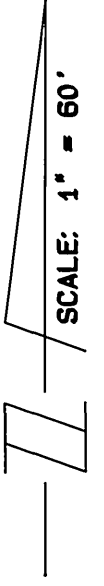
RIVERSIDE, CALIFORNIA
AUGUST, 1990

SURVEYOR'S NOTES

BASIS OF BEARINGS: THE WESTERLY LINE OF PARCEL 2
P.M. 20299 PMB 142/69-70 BEING N.0°07'25"E

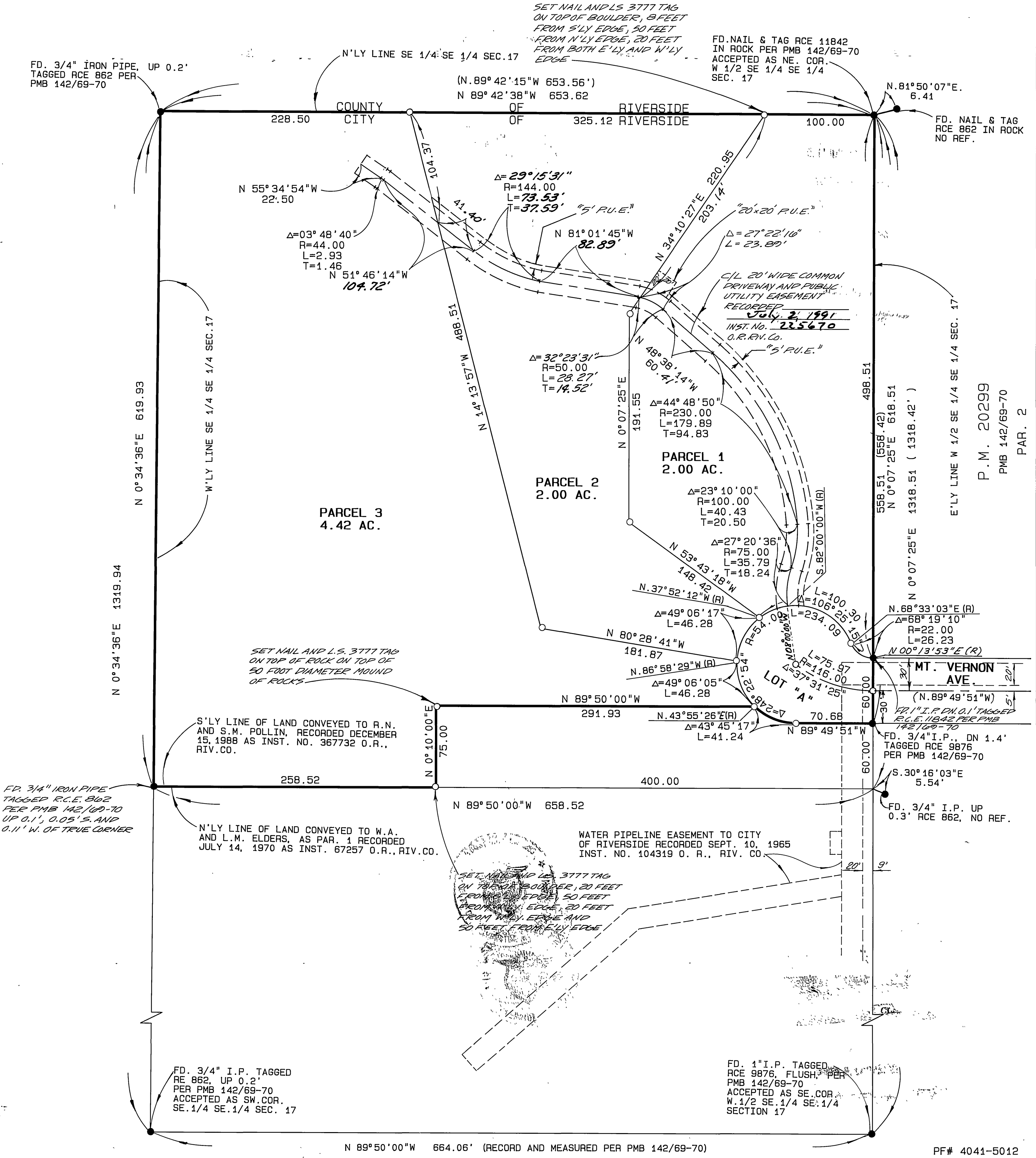
- FOUND MONUMENT AS NOTED
- SET 3/4" I.P. TAGGED LS 3777, FLUSH, UNLESS OTHERWISE NOTED
- () RECORD DATA PER P.M. 20299 PMB 142/69-70

ALL DISTANCES SHOWN ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.



City Copy 171/68

4041-FAI



N 89°50'00"W 664.06' (RECORD AND MEASURED PER PMB 142/69-70)

PF# 4041-5012

P.M. 20299
PMB 142/69-70
PAR. 2