

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

PARCEL MAP 25927

RECORDER'S STATEMENT

FILED THIS 9th DAY OF April, 1992, AT 11:00 A.M. IN BOOK 175, AT PAGES 24-25 OF PARCEL MAPS AT THE REQUEST OF THE CITY CLERK.

FEE: \$ 8.00 WILLIAM E. CONERLY - COUNTY RECORDER

NO.: 127385 BY: Gina Huntley, DEPUTY

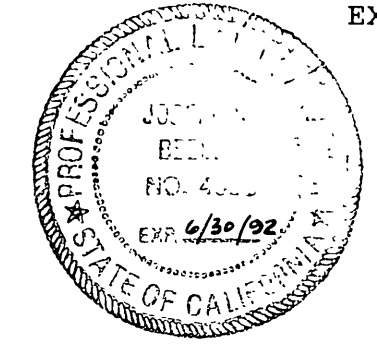
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER BY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MDSI-1 IN SEPTEMBER, 1990. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS INDICATED WITH ONE YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT THEY ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: Jan. 29, 1992

Joseph N. Beeler
JOSEPH N. BEELER, P.L.S. 4055
EXPIRES: JUNE 30, 1992



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 27th DAY OF March, 1992, AND IT CONFORMS WITH THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON MAY 17, 1990.

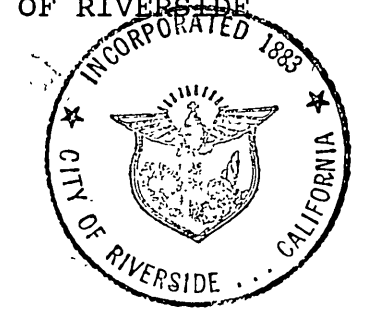
BARRY BECK, R.C.E. 20900
CITY ENGINEER
LIC. EXP. 9/30/93

BY: Barry Beck

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 25927, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "B" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A". 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 7th DAY OF April, 1992.

KAREN E. LINDQUIST CITY CLERK OF THE CITY OF RIVERSIDE



BY: Karen E. Lindquist

SHOWING A DIVISION OF LOT 1 AND A PORTION OF LOT 2 IN BLOCK 1 OF OLIVE HEIGHTS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 163 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF LUPINE STREET AND COLUMBINE STREET VACATED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, RECORDED MAY 11, 1971, AS INST. NO. 49492, OFFICIAL RECORDS, LYING IN SECTION 6, T.3S., R.4W., S.B.M.

J.N. BEELER AND ASSOCIATES
RIVERSIDE, CALIFORNIA
OCTOBER, 1990

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 4,500.00 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 DUE AND PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: April 8, 1992

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Maria Brass, 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 \$ 456.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATED: 3-20-92

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Doris Tegen

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: 2-4, 1992

BARBARA J. STECKEL
CITY TREASURER

BY: Barbara Steckel

NOTARY ACKNOWLEDGEMENT

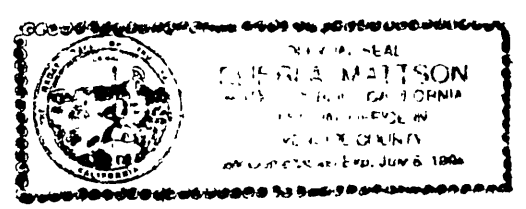
STATE OF CALIFORNIA
COUNTY OF Riverside } ss.

ON January 31, 1992, BEFORE ME, Cheri A. Mattson, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES F. COCHRAN, JR., AND KAREN L. HANSEN, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS Vice Pres. AND Asst. Vice President, OR ON BEHALF OF THE NATIONAL BANKING ASSOCIATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE NATIONAL BANKING ASSOCIATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 6, 1994.

Cheri A. Mattson
NOTARY PUBLIC IN AND FOR SAID STATE



OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF 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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES, LOTS "A" AND "B".

James M. Kimmel
JAMES M. KIMMEL

Deborah L. Kimmel
DEBORAH L. KIMMEL

Danny D. Patterson
DANNY D. PATTERSON

Carolyn H. Patterson
CAROLYN H. PATTERSON

BENEFICIARY

RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 14, 1992, AS INSTRUMENT NO. 13090, O.R.

BY: James F. Cochran, Jr. VICE PRESIDENT
BY: Karen L. Hansen ASST. VICE PRESIDENT

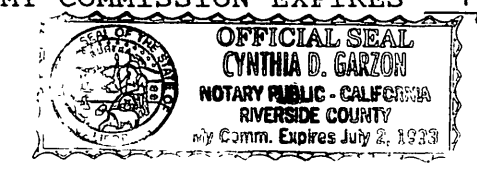
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } ss.

ON January 31, 1992, BEFORE ME, CYNTHIA D. GARZON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES M. KIMMEL, AND DEBORAH L. KIMMEL, (PERSONALLY KNOWN TO ME/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 7/2/93.



Cynthia D. Garzon
NOTARY PUBLIC IN AND FOR SAID STATE

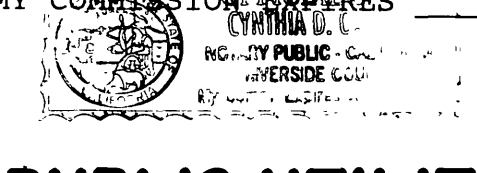
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } ss.

ON January 31, 1992, BEFORE ME, CYNTHIA D. GARZON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DANNY D. PATTERSON, AND CAROLYN H. PATTERSON (PERSONALLY KNOWN TO ME/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 7/2/93.



Cynthia D. Garzon
NOTARY PUBLIC IN AND FOR SAID STATE

PUBLIC UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

The subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water facilities necessary to provide service to all parcels shown on this map.

Electric Facilities

All Electric fees have been paid, arrangements have been made, but the developer installed facilities have not been installed.

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: MARCH 26, 1992

By: Victor P. Wirtzfeld

P.M.B. 175/24

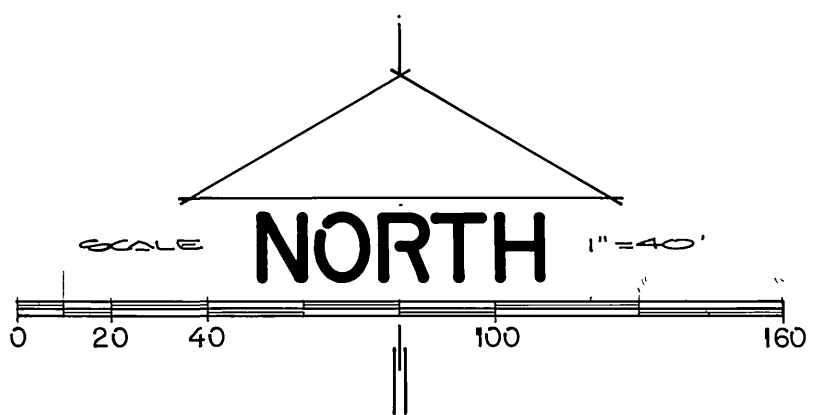
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 25927

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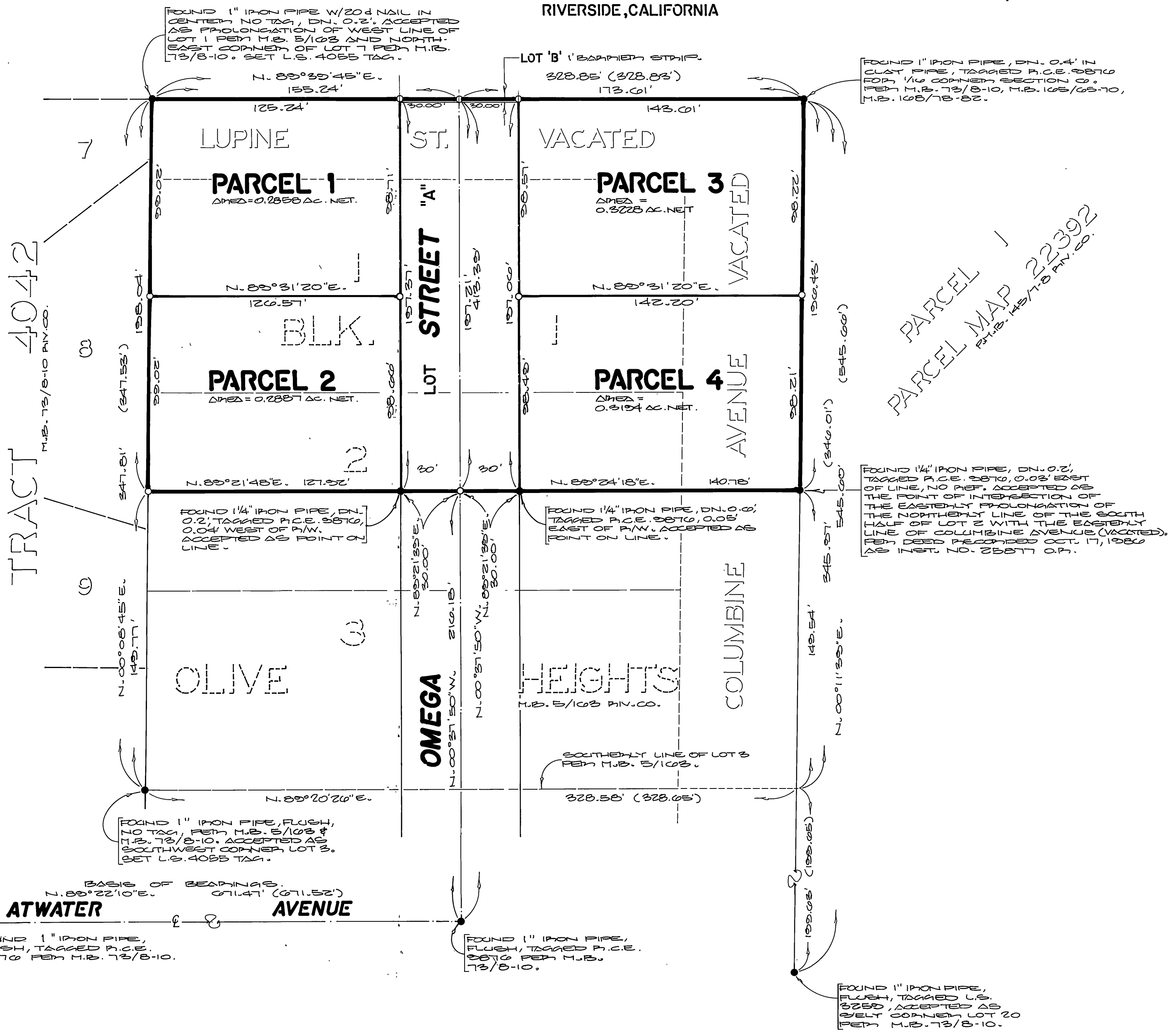
J.N. BEELER AND ASSOCIATES
RIVERSIDE, CALIFORNIA

OCTOBER, 1990



TRACT 4042

BALLINGER PLACE



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF ATWATER AVENUE TAKEN AS NORTH 89° 22' 10" EAST AS SHOWN BY MAP ON FILE IN BOOK 73 OF MAPS, AT PAGE 10 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 TAGGED L.S. 4055 FLUSH, AT ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
4. DATA SHOWN IN PARENTHESIS () IS RECORD PER M.B. 73/8-10 RIV. COUNTY.
5. PARCEL MAP CONTAINS 1.488 ACRES GROSS.

PARCEL 1
PARCEL MAP 22392
FILE 145718 RIV. CO.