

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

PARCEL MAP 27719

BEING A DIVISION OF A PORTION OF LOT 79 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION AS PER MAP RECORDED IN BOOK 7 PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

DOUGLAS W. BEECROFT - SURVEYOR
RIVERSIDE, CALIFORNIA

MAY 1993

RECORDER'S STATEMENT

Filed this 22nd day of December 19 93
At 12:00 PM in Book 181 of Parcel
Maps at pages 94-95 at the request of the
City Clerk, \$8.00
Fees:
No. 510233
William E. Conolly, County Recorder
By: Barbara Steckel, Deputy
Subdivision Guarantee: FIRST AMERICAN TITLE INS. CO.

OWNER'S STATEMENT

I hereby state that I am the owner of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that I am the only person whose consent is necessary to pass clear title to said land, and I consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line.

James L. Thomas 8/2/93
JAMES L. THOMAS

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 12-7-93

Barbara J. Steckel
City Treasurer
By: Barbara Steckel

CITY ENGINEER'S STATEMENT

This map has been examined this 16th day of Dec, 1993, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code. TENTATIVE MAP APPROVED: APRIL 22, 1993.
Barry Beck R.C.E. 20900
City Engineer
By: Barry Beck
LIC. EXP. 3/30/97

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 \$

Date 12-8-93

R. Wayne Watts
County Tax Collector
By: Dail Ashburn
Deputy

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 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 _____

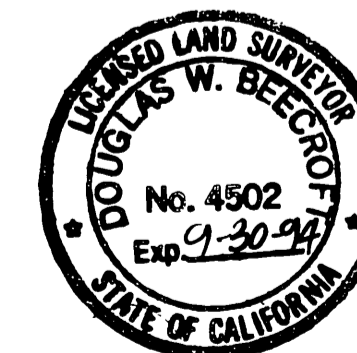
Gerald A. Maloney
Clerk of the Board of Supervisors
Cash Tax Bond
R. Wayne Watts
County Tax Collector
By: _____
Deputy

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 ordinance at the request of Jim Thomas on Jan 1, 1993. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if I also hereby state that all monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.

Date APRIL 29, 1993

Douglas W. Beecroft



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }

On this 2 day of August, 19 93, before me, Glenn D. Waterman, a Notary Public in and for said State, personally appeared JAMES L. THOMAS (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose name(s) is subscribed to the within instrument and acknowledged to me that HE executed the same.
My commission expires 7/23/97 Witness my hand and official seal.

Glenn D. Waterman
Notary Public in and for said State
Exp. 7/23/97

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

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

ELECTRIC FACILITIES

ALL ELECTRIC FEES HAVE BEEN PAID AND ARRANGEMENTS HAVE BEEN MADE BUT THE DEVELOPER INSTALLED FACILITIES TO PROVIDE ELECTRIC SERVICE TO PARCEL NO. 1 HAVE NOT BEEN INSTALLED. NO ELECTRIC FEES COLLECTED FOR PARCEL NO. 2.

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.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: DEC 14, 1993 BY: Dieter P. Witzfeld

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

UTILITIES EASEMENT CERTIFICATE

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

1. A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL CO. AND RIVERSIDE WATER CO., THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGE 294 AND 296 RESPECTIVELY, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: DEC 14, 1993

BY: Dieter P. Witzfeld

P.M.B. 181/94

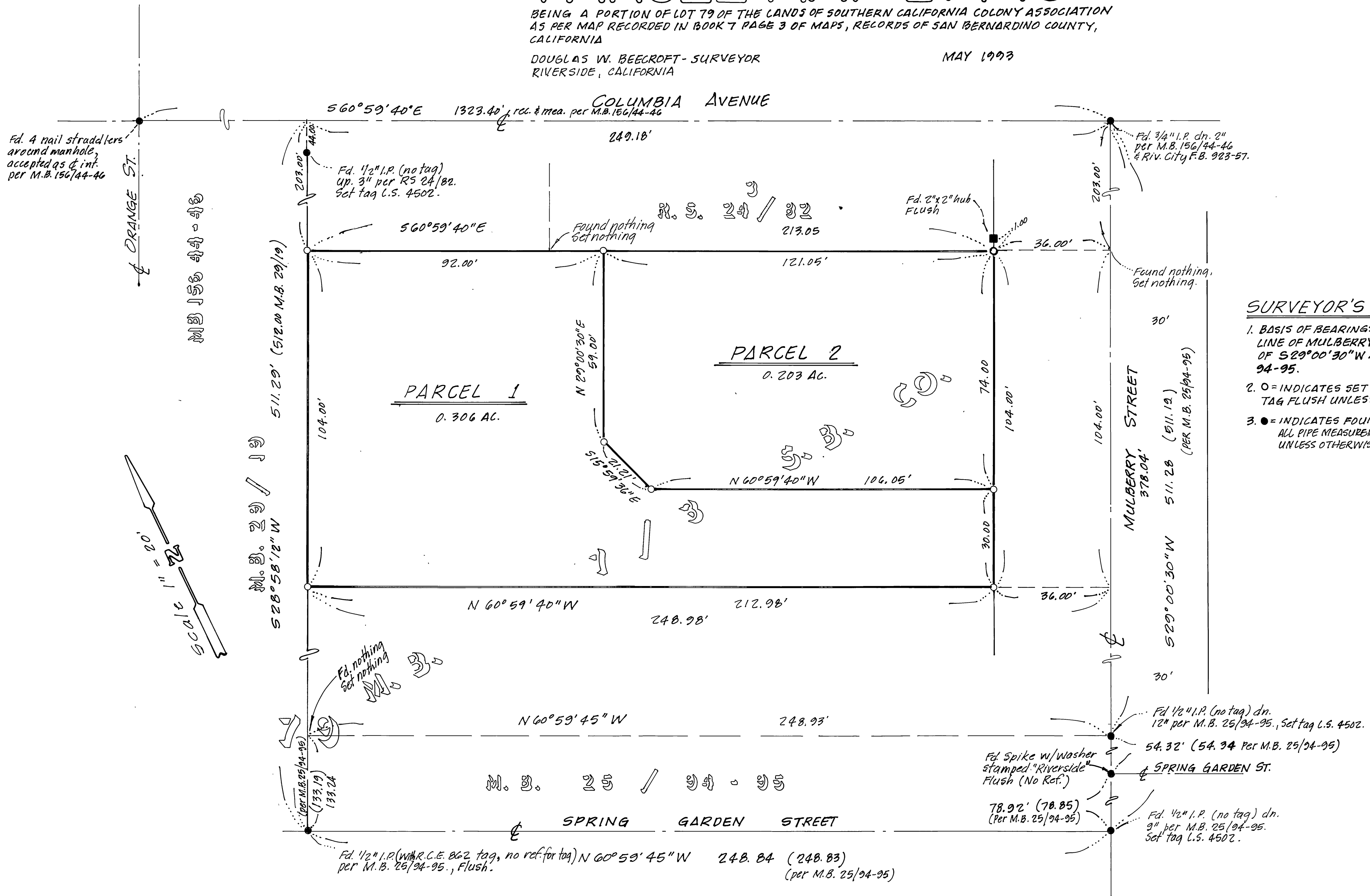
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DOUGLAS W. BEECROFT - SURVEYOR
RIVERSIDE, CALIFORNIA

MAY 1993



SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: BASED ON THE CENTER-LINE OF MULBERRY ST. HAVING A BEARING OF $S 29^{\circ} 00' 30'' W$ AS SHOWN ON M.B. 25/94-95.
2. ○ = INDICATES SET 1" (I.D.) I.P. W/ L.S. 4502 TAG FLUSH UNLESS OTHERWISE NOTED.
3. ● = INDICATES FOUND MONUMENT AS NOTED. ALL PIPE MEASURED INSIDE DIAMETER (I.D.) UNLESS OTHERWISE NOTED.

