

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

# Parcel Map No. 27909

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 23652 AS SHOWN BY MAP ON FILE IN BOOK 173 OF PARCEL MAPS AT PAGES 23 AND 24 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SITUATED IN TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN

**KRIEGER & STEWART** INCORPORATED • RIVERSIDE, CALIFORNIA

APRIL 1994

### OWNER'S STATEMENT

We hereby state that we are the owners of the parcel of land 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 recordation of this Parcel Map as shown within the distinctive border. We hereby dedicate for Construction and Maintenance of Waterline Facilities, the easement designated as "20' Waterline Easement."

SANTA ANA WATERSHED PROJECT AUTHORITY  
A Joint Powers Public Agency

By: Neil M. Cline  
Neil M. Cline, General Manager

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } S.S.

On 8/2/94 before me, Carol Angier, Notary Public, personally appeared Neil M. Cline, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal

By: Carol Angier  
Notary Public in and for said State

### SIGNATURE OMISSIONS

Pursuant to Section 66436 of the Subdivision Map Act, the signatures of the following owners of easements and/or interests have been omitted:

- CITY OF RIVERSIDE - owner of an easement for sanitary sewer facilities and storm drain facilities as reserved by Resolution No. 15808 as Instrument No. 172516 recorded August 5, 1985, O.R. Riv. Co.
- RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT - owner of a right-of-way for flood control channel purposes, including ingress and egress, by Quitclaim Deed as Instrument No. 280649 recorded September 28, 1988, O.R. Riv. Co.
- STATE OF CALIFORNIA - owner of all minerals, gases, and other hydrocarbons that may be within or under this land, without, however the right to drill, dig, or mine through the surface thereof as reserved by deed recorded April 25, 1961 in Book 2894 of Deeds at Page 84, et. seq., O.R. Riv. Co.
- MARTIN COMMUNICATIONS, INC., PREMIER PARKING, INC., AND LARRY WORCHELL - owner of a non-exclusive "floating" Easement for vehicular ingress and egress across Parcel 4 of Parcel Map 23652, conveyed July 28, 1988 as Instrument No. 211536 O. R. Riverside County.

### UTILITY EASEMENTS CERTIFICATE

The CITY OF RIVERSIDE being the owner of the following described easements, hereby consents to the making and filing of the annexed final map:

- An easement in favor of the CITY OF RIVERSIDE, successor in interest to the Riverside Water Company, for water pipes, ditches, and other conduits recorded August 14, 1885 in Book 42 of Deeds at page 296 thereof Records of San Bernardino County.
- Easements in favor of the CITY OF RIVERSIDE for waterline facilities, and underground electric energy distribution facilities as reserved in resolution 15808 recorded August 5, 1985 as Instrument No. 172516, O.R. Riv. Co.
- A blanket Public Utilities easement over Parcel 4 of Parcel Map No. 23652 as shown by map recorded in Book 173 of Parcel Maps at Pages 23 through 24, records of Riverside County, California.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

By: Dieter P. Witzfeld Dated: 9/1/94

### UTILITIES CERTIFICATE

I hereby certify as follows:

#### WATER FACILITIES

No Water Fees and Charges collected for Parcels #1 and #2. Distribution System Fees paid with Parcel Map #23652.

#### 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 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

By: Dieter P. Witzfeld Dated: 9/1/94

### 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.

BARBARA J. STECKEL  
CITY TREASURER

By: Barbara Steckel Dated: 8/11/94

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 0 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.

~~GERALD M. MALONEY~~  
~~CLERK OF THE BOARD OF SUPERVISORS~~

By: Dail Ashburn Deputy. Dated: 8-22-94  
Tax Dept.

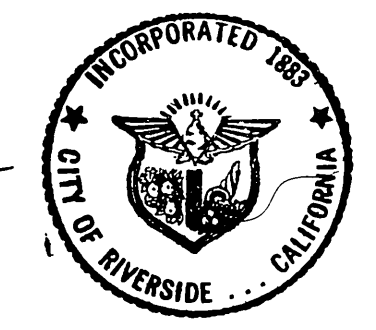
### CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of two (2) sheets be and the same is hereby accepted as the final map of Parcel Map No. 27909 and the easement is hereby accepted as public 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 state that the foregoing resolution was accepted by the mayor and council of the City of Riverside this 20th day of September, 1994.

KAREN E. LINDQUIST, City Clerk  
CITY OF RIVERSIDE

By: Mary A. Maxwell



### RECORDER'S STATEMENT

Filed this 22nd day of SEPTEMBER, 1994 at 8:00 A.M. in Book 184 of Parcel Maps, at Pages 9+10, at the request of the City Clerk of the CITY OF RIVERSIDE.

No. 364876 Fee 0

FRANK K. JOHNSON  
COUNTY RECORDER

By: Sarita Kagan, Deputy

Subdivision Guarantee: Chicago Title Insurance Company

### 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 the Santa Ana Watershed Project Authority, in August, 1990. I hereby state that this parcel map conforms to the approved or conditionally approved tentative map. 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: 7/29/94  
Michael P. Thornton  
Michael Patrick Thornton, L.S. No. 6867  
Expiration Date: September 30, 1996

### CITY ENGINEER'S STATEMENT

This Map has been examined by me this 9th day of Sept., 1994 and it conforms with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code. The tentative map was approved March 3, 1994.

Barry Beck  
Barry Beck, R.C.E. No. 20900  
Expiration Date: Sept. 30, 1997

### 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, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 0.

R. WAYNE WATTS, County Tax Collector

By: Dail Ashburn Deputy. Dated: 8-22-94

P.M.B. 184/9

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APRIL 1994

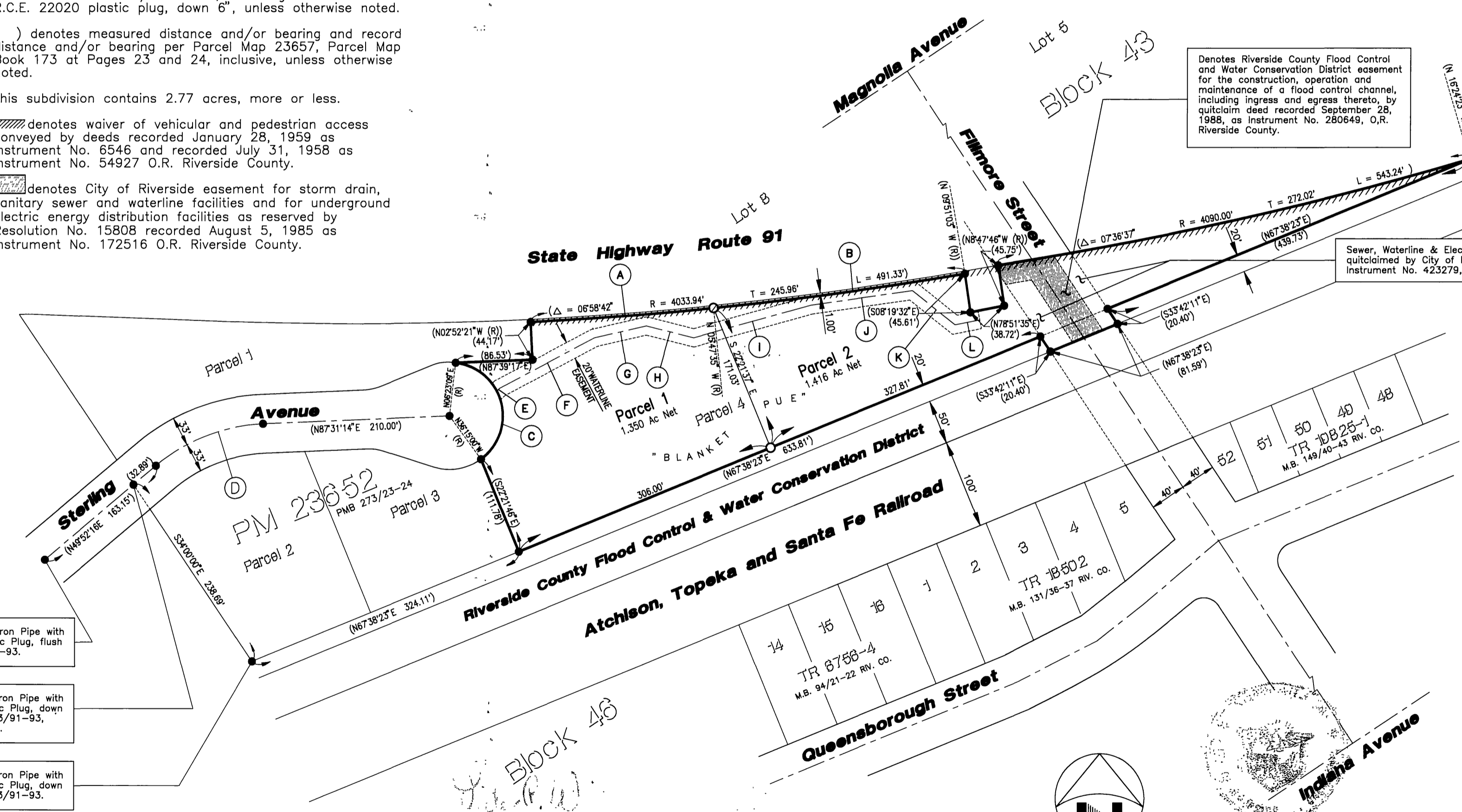
### SURVEYOR'S NOTES

- 1 The BASIS OF BEARINGS is the southerly line of Parcel 4 taken as North 67°38'23" East as shown on Parcel Map 23652 on file in Parcel Map Book 173 at Pages 23 and 24 inclusive thereof, records of Riverside County, California.
- 2 —●— denotes found 1-1/2" O.D. I.P. tagged RCE 22020, down 0.6" per PM 23652, unless otherwise noted.
- 3 —○— denotes set 1-1/2" O.D. I.P., 18" long with R.C.E. 22020 plastic plug, down 6", unless otherwise noted.
- 4 ( ) denotes measured distance and/or bearing and record distance and/or bearing per Parcel Map 23652, Parcel Map Book 173 at Pages 23 and 24, inclusive, unless otherwise noted.
- 5 This subdivision contains 2.77 acres, more or less.
- 6 // denotes waiver of vehicular and pedestrian access conveyed by deeds recorded January 28, 1959 as Instrument No. 6546 and recorded July 31, 1958 as Instrument No. 54927 O.R. Riverside County.
- 7 [Hatched Box] denotes City of Riverside easement for storm drain, sanitary sewer and waterline facilities and for underground electric energy distribution facilities as reserved by Resolution No. 15808 recorded August 5, 1985 as Instrument No. 172516 O.R. Riverside County.

Found 2-1/2" O.D. Iron Pipe tagged L.S. 3587, down 0.1' no reference, accepted as point on State Hwy. 91 Right-of-Way.

Denotes Riverside County Flood Control and Water Conservation District easement for the construction, operation and maintenance of a flood control channel, including ingress and egress thereto, by quitclaim deed recorded September 28, 1988, as Instrument No. 280649, O.R. Riverside County.

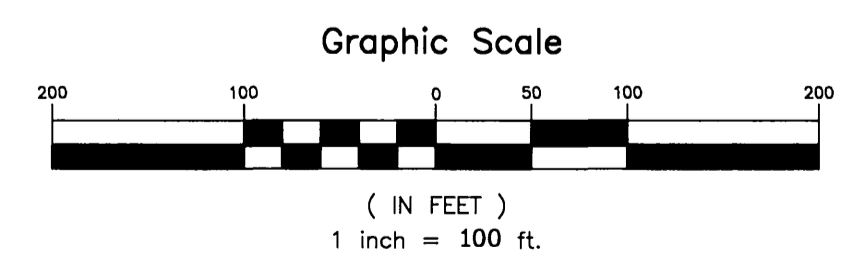
Sewer, Waterline & Electric Easements quitclaimed by City of Riverside 11/5/92 Instrument No. 423279, O.R. Riverside Co.



### CURVE & LINE DATA

	RADIUS	DELTA	ARC	TANGENT
(A)	4033.94'	2°55'14"	205.62'	102.83'
(B)	4033.94'	4°03'29"	285.71'	142.91'
(C)	60.00'	137°21'51"	143.84'	153.75'
(D)	200.00'	37°38'58"	131.42'	68.18'

	BEARING	DISTANCE
(E)	N48°03'00"E	5.02'
(F)	N62°01'34"E	120.00'
(G)	N77°00'00"E	60.00'
(H)	S76°00'00"E	55.00'
(I)	N74°29'03"E	136.57'
(J)	N81°53'12"E	115.00'
(K)	S51°34'26"E	61.17'
(L)	N78°51'00"E	28.50'



Found 1" O.D. Iron Pipe with L.S. 3018 Plastic Plug, flush per PMB 73/91-93.

Found 1" O.D. Iron Pipe with L.S. 3018 Plastic Plug, down 0.3' per PMB 73/91-93, 0.17' NE of line.

Found 1" O.D. Iron Pipe with L.S. 3018 Plastic Plug, down 0.1' per PMB 73/91-93.

P.M.B. 184/10

184/10

P.M.B. 184/10