

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 28060

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

FUSCOE ENGINEERING, IRVINE, CA.
PATRICK R. FUSCOE

DECEMBER 1994
R.C.E. 24701

RECORDERS STATEMENT

FILED THIS 25th DAY OF APRIL, 1995
AT 2 P.M. IN BOOK 185 OF PARCEL MAPS
AT PAGES 57+60 AT THE REQUEST OF THE CITY CLERK.
NO.: 129668
FEE: \$ 8.00

COUNTY RECORDER
BY: Writa Ragan DEPUTY.

SUBDIVISION GUARANTEE: CHICAGO TITLE

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF THE PRICE COMPANY IN DECEMBER 1994. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



DATE: FEBRUARY 9, 1995

Patrick R. Fuscoe
PATRICK R. FUSCOE, R.C.E. 24701
EXPIRES: 12/31/1997

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 10th DAY OF April, 1995 AND IT CONFORMS WITH THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE TENTATIVE MAP WAS APPROVED ON: JANUARY 5, 1995.

BARRY BECK, R.C.E. 20900
CITY ENGINEER
EXPIRES 9/30/1997

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 28060 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS; 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 18th DAY OF April, 1995.



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

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: 4/5, 1995

BARBARA J. STECKEL
CITY TREASURER
BY: Barbara J. Steckel

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 CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY, DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS 10' P.U.E.

THE PRICE COMPANY, A CALIFORNIA CORPORATION

John D. Thelan
JOHN D. THELAN
EXECUTIVE VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF WAsh)
COUNTY OF King) SS

ON THIS 30th DAY OF April, 1995 BEFORE ME,
Deanna K. Nakashima, THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED John D. Thelan
(PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS EXECUTIVE VICE PRESIDENT OR 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 10/29/98

Deanna K. Nakashima
NOTARY PUBLIC IN AND FOR SAID STATE
Residing at Bellevue, WA

UTILITIES EASEMENT CERTIFICATE

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

A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE PER DOCUMENT RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 296 OF DEEDS, SAN BERNARDINO COUNTY RECORDS.

DATED APRIL 7th, 1995

BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld
ss
DAM

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 64,800.00 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: 4-25 1995.
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Dieter Witzfeld 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 FOR TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 64,800.00

DATED: 4-25 1995.

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Dieter Witzfeld

* - THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES COLLECTED FOR PARCEL #1 AND PARCEL #2.

ELECTRIC FACILITIES

NO ELECTRIC FEES COLLECTED FOR PARCEL #1 AND 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: APRIL 7, 1995

BY: Dieter P. Witzfeld
ss
DAM

SCALE: 1" = 80'

City

SHEET 2 OF 2 SHEETS

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TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

FUSCOE ENGINEERING, IRVINE, CA.
PATRICK R. FUSCOE

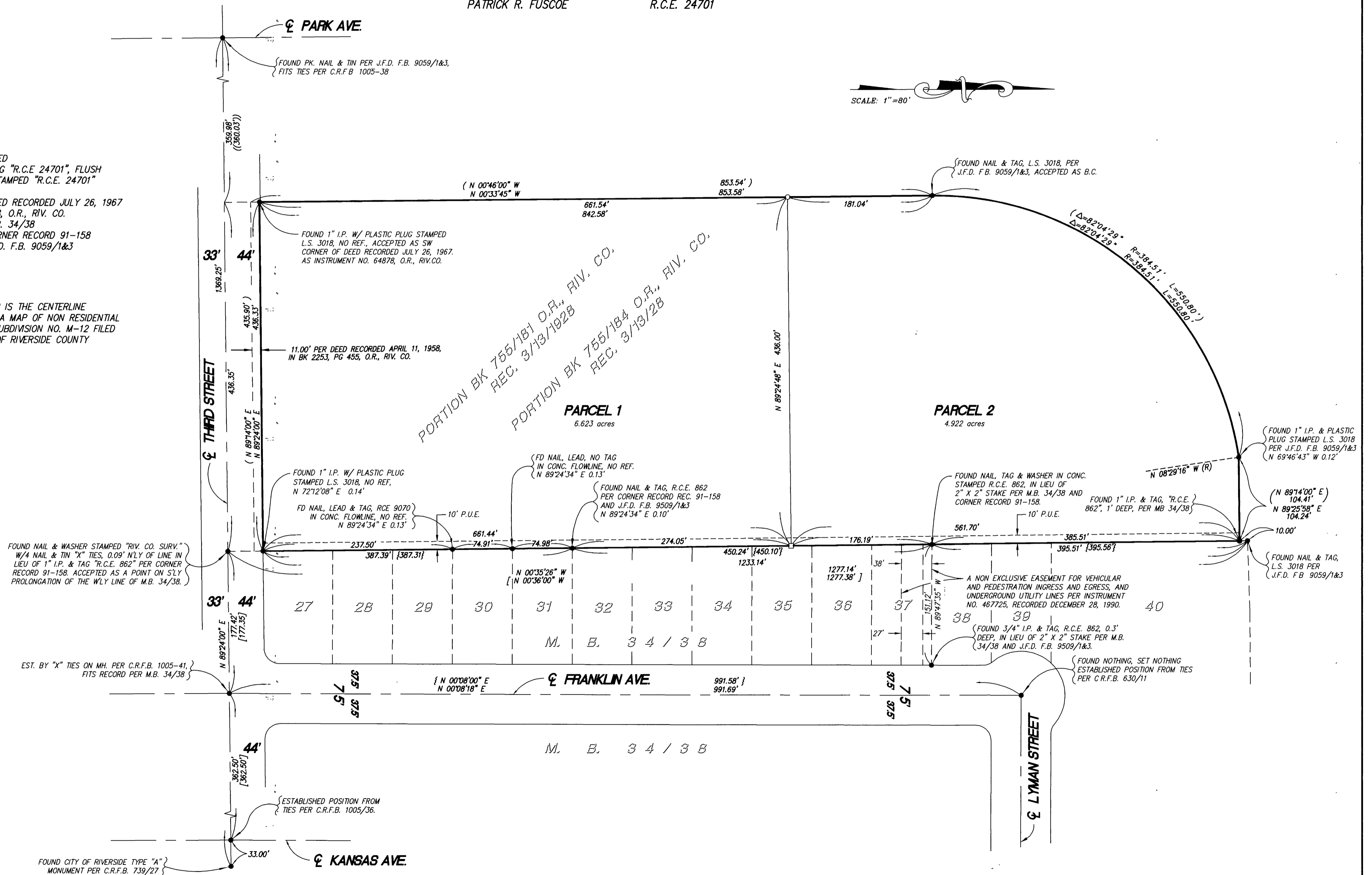
DECEMBER 1994
R.C.E. 24701

SURVEYOR'S NOTES:

- FOUND MONUMENT AS NOTED
 - SET 1" I.P. W/PLASTIC PLUG "R.C.E. 24701", FLUSH
 - SET SPIKE AND WASHER STAMPED "R.C.E. 24701"
- () INDICATES RECORD PER DEED RECORDED JULY 26, 1967 AS INSTRUMENT NO. 64878, O.R., RIV. CO.
 [] INDICATES RECORD PER M.B. 34/38
 { } INDICATES RECORD PER CORNER RECORD 91-158
 (() INDICATES RECORD PER J.F.D. F.B. 9059/1&3

BASIS OF BEARINGS

BASIS OF BEARINGS ON THIS MAP IS THE CENTERLINE OF THIRD STREET AS SHOWN ON A MAP OF NON RESIDENTIAL M-2 GENERAL MANUFACTURING SUBDIVISION NO. M-12 FILED IN BOOK 34 PAGE 38 OF MAPS OF RIVERSIDE COUNTY BEING NORTH 89°24'00" EAST.



P.M.B. 185/60

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