

PARCEL MAP NO. 28264

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR ALLEY AND PUBLIC UTILITY PURPOSES, LOT "A"

ERWIN FAMILY PARTNERSHIP, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: Calvert E. Erwin Trustee, G.P.
BY: Harry K. Erwin, TTE, G.P.

SHOWING A DIVISION OF LOTS 1, 2, 3, 9, 10 AND PORTIONS OF 4 AND ALLEY OF PLAT OF THE SUBDIVISION OF BLOCK 10, RANGE 9 OF THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS AT PAGE 20 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
AUGUST, 1995

RECORDER'S STATEMENT

FILED THIS 22nd DAY OF NOVEMBER 1995 AT 8:00 AM
IN BOOK 186 OF PARCEL MAPS AT PAGES 82 + 83 AT THE REQUEST
OF THE CITY CLERK.
FEE \$8.00
NUMBER 290592

FRANK K. JOHNSON
COUNTY RECORDER
BY: Deirda Ragan DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE OF THE INLAND EMPIRE

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 ERWIN FAMILY PARTNERSHIP IN AUGUST 1995. 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 POSITION INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED NOV 9, 1995 BY: Matthew E. Webb
MATTHEW E. WEBB L.S. 5529
L.S. EXPIRES: SEPT. 30, 1996

TAX COLLECTOR'S CERTIFICATE

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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$

DATED 11-13, 1995 BY: R. Wayne Watts
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Dail Ashburn DEPUTY

TAX BOND CERTIFICATE

~~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 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 APPROVED BY SAID BOARD OF SUPERVISORS.~~

~~GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
DATED _____, 19____ BY: _____
DEPUTY~~

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES:

NO WATER FEES AND CHARGES REQUIRED FOR PARCELS #1, #2 AND #3.
EXISTING WATER SERVICE CONNECTIONS FOR PARCELS #1, #2 AND #3.

ELECTRICAL FACILITIES:

NO ELECTRIC FEES REQUIRED FOR PARCELS #1, #2 AND #3.

EASEMENTS:

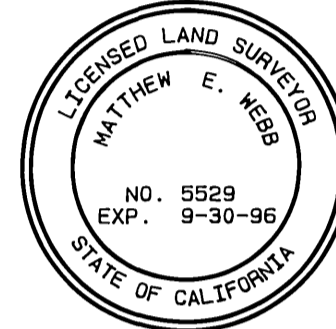
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED NOV 13, 1995 BY: Dieter P. Wirtzfeld

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 14th DAY OF Nov. 1995
FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK R.C.E. 20900
CITY ENGINEER LIC. EXP. 9/30/97
BY: Barry Beck



TENTATIVE MAP APPROVED OCTOBER 19, 1995

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: 11/9, 1995 BY: Barbara J. Steckel
BARBARA J. STECKEL, CITY TREASURER
BY: Mike Hammen

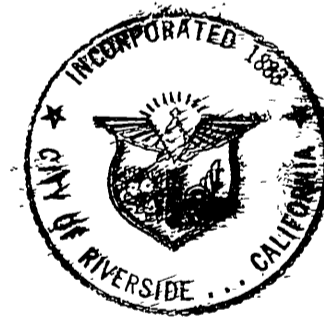
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 28264, AND THE ALLEY AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC ALLEY AND 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 21st DAY OF November, 1995

KAREN E. LINDQUIST
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen Neal
Assistant City Clerk



UTILITIES EASEMENT CERTIFICATE

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

- AN EASEMENT FOR SANITARY SEWER AND ELECTRICAL ENERGY FACILITIES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED JUNE 6, 1991 AS INSTRUMENT NO. 188901 OF OFFICIAL RECORDS.
- A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION AND DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED NOV 13, 1995 BY: Dieter P. Wirtzfeld

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE

ON 11-9-95 BEFORE ME, Patti Porter, Notary Public
PERSONALLY APPEARED Calvert E. Erwin
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/HEY 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Patti Porter
NOTARY PUBLIC IN AND FOR SAID STATE
PATTI PORTER
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN RIVERSIDE COUNTY.
MY COMMISSION EXPIRES 1-22-97

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF San Diego

ON 11-10-95 BEFORE ME, Jennifer E. Grundy, notary public
PERSONALLY APPEARED Harry K. Erwin
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/HEY 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Jennifer E. Grundy
NOTARY PUBLIC IN AND FOR SAID STATE
Jennifer E. Grundy
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN San Diego COUNTY.
MY COMMISSION EXPIRES Oct. 11, 1997

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

- AN EASEMENT FOR SANITARY SEWER AND ELECTRICAL ENERGY FACILITIES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED JUNE 6, 1991 AS INSTRUMENT NO. 188901 OF OFFICIAL RECORDS.
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186/82

P.M.B. 186/82

P.M.B. 186/82

186/83

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

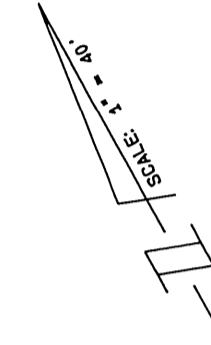
PARCEL MAP NO. 28264

SHOWING A DIVISION OF LOTS 1, 2, 3, 9, 10 AND PORTIONS OF LOT 4 AND ALLEY OF PLAT OF THE SUBDIVISION OF BLOCK 10, RANGE 9 OF THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS AT PAGE 20 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

AUGUST, 1995

SCALE: 1" = 40'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA



P.M.B. 186/83

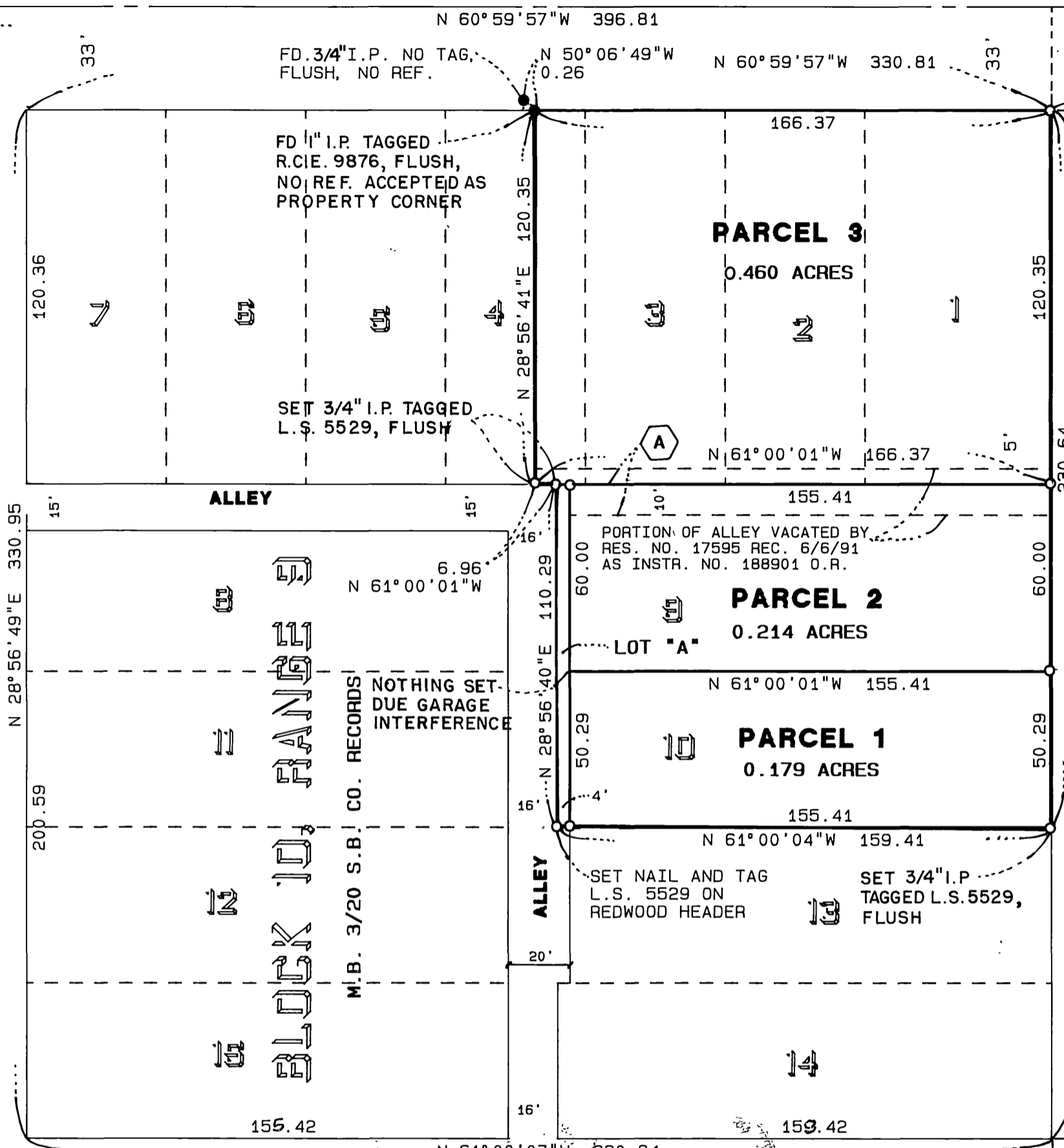
FD. CONC. POINT IN CAPPED MON., DOWN 9" WITH L. & T. "X" TIES PER C.R.F.B. 708/3 AND P.M. 44/30-31

FD. SPIKE & CITY ENGINEER TAG, FLUSH WITH L. & T. "X" TIES PER C.R.F.B. LL11/91

BLOCK 10, RANGE 10
M.B. 3/1 S.B. CO. RECORDS

CHESTNUT STREET

TENTH STREET



ALMOND STREET

BLOCK 10, RANGE 9
M.B. 7/17 S.B. CO. RECORDS

ELEVENTH STREET

BLOCK 11, RANGE 9
M.B. 7/17 S.B. CO. RECORDS

TWELFTH STREET

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF ALMOND STREET TAKEN AS N 28°56'55"E AS SHOWN BY TRACT NO. 15291-1 ON FILE IN BOOK 115 OF MAPS AT PAGES 47 AND 48 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES FOUND MONUMENTS AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH, UNLESS OTHERWISE NOTED.
4. THIS PARCEL MAP CONTAINS 0.863 ACRES NET.
5. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS.

EASEMENT NOTES:

- (A) AN EASEMENT FOR SANITARY SEWER AND ELECTRICAL ENERGY FACILITIES, AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED JUNE 6, 1991 AS INSTRUMENT NO. 188901 OF OFFICIAL RECORDS.

FD. 1 1/2" I.P. NO TAG DOWN 6" WITH L. & T. "X" TIES, ACCEPTED AS CENTERLINE OF CHESTNUT ST. AND ELEVENTH ST., PER C.R.F.B. LL11/66A, SET TAG L.S. 5529

FD. SEWER MANHOLE WITH L. & T. "X" TIES PER C.R.F.B. 224/57 AND M.B. 115/47-48

FD. SEWER MANHOLE WITH L. & T. "X" TIES PER C.R.F.B. 686/66 AND M.B. 115/47-48

LOT 1
TRACT NO. 15291-1
M.B. 115/47-48

P.M.B. 186/83