

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 28327

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 19,
PAGE 97, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GW ENGINEERING..... CIVIL ENGINEERS
SIGNATURE OMISSION HEMET, CA.

MAY 1996

RECORDER'S STATEMENT

FILED THIS 19th DAY OF DEC., 1996 AT 2:00 P. M. IN BOOK 189 OF
PARCEL MAPS AT PAGES 1-2 AT THE REQUEST OF THE CITY CLERK.

FEE: \$8.00
NUMBER: 478129

FRANK K. JOHNSON
COUNTY RECORDER
BY: Santa Regan DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 FOR ELECTRICAL ENERGY FACILITIES THE EASEMENTS
DESIGNATED AS "BLANKET PUE".

3600 TYLER - RIVERSIDE, INC., A CALIFORNIA CORPORATION
BY: Samuel Bachner, Pres.
BY: Marvin Julie Marvin Levine, V.P.

TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE FOR DEED OF TRUST RECORDED
JUNE 21, 1995, AS INSTRUMENT NO. 200339 OF OFFICIAL RECORDS, RIVERSIDE COUNTY,
CALIFORNIA.

Gary Francis ASST. VICE-PRESIDENT
ASST. SECRETARY

TRUSTEE

AMERICAN TITLE INSURANCE COMPANY, TRUSTEE FOR DEED OF TRUST RECORDED
AUG. 2, 1996, AS INSTRUMENT NO. 292270 OF OFFICIAL RECORDS, RIVERSIDE
COUNTY, CALIFORNIA.

Dee C. Selzer PRESIDENT
SR Vice President SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
ON NOVEMBER 1, 1996 BEFORE ME MARVIN LEVINE
ON OCTOBER 3, 1996 BEFORE ME JUDITH ESTHER DELSITZ, NOTARY PUBLIC, PERSONALLY
APPEARED SAMUEL BACHNER AND JUDITH ESTHER DELSITZ, 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.

Judith Esther Delsitz
LOS ANGELES COUNTY, CALIFORNIA

MY COMMISSION EXPIRES Feb 5, 2000

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
ON NOVEMBER 5, 1996 BEFORE ME Joan Aeschleman
ON NOVEMBER 5, 1996 BEFORE ME GARY FRANCIS & R.L. PASLAY, 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.

Joan Aeschleman
RIVERSIDE COUNTY, CALIFORNIA

MY COMMISSION EXPIRES March 15, 2000

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 21, 19 96 BARBARA J. STECKEL, CITY TREASURER
BY: Barbara J. Steckel

- 1. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES,
IN FAVOR OF CITY OF RIVERSIDE, IN INSTRUMENT RECORDED OCTOBER 24, 1975, AS
INSTRUMENT NO. 131707 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
SAID EASEMENT IS FOR SEWERS, AND IS LOCATED WITHIN THE SOUTHEASTERLY 5 FEET
OF SAID LAND.
- 2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES,
IN FAVOR OF BURGER KING CORPORATION, IN INSTRUMENT RECORDED NOVEMBER 26,
1975, AS INSTRUMENT NO. 147272 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA. SAID EASEMENT IS FOR INGRESS AND EGRESS.
- 3. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES,
IN FAVOR OF TYLER PLAZA, A GENERAL PARTNERSHIP, IN INSTRUMENT RECORDED MAY
15, 1979, AS INSTRUMENT NO. 09991 AND RE-RECORDED JUNE 7, 1979, AS INSTRUMENT
NO. 117033 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID
EASEMENT IS FOR UTILITIES, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND
MAINTENANCE THEREON.
- 4. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES,
IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED SEPTEMBER 11, 1995,
AS INSTRUMENT NO. 298731 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
SAID EASEMENT IS FOR SIDEWALK AND PUBLIC UTILITIES.

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.

- 1. 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; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
- 2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES,
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SAID EASEMENT IS FOR SIDEWALK AND PUBLIC UTILITIES.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
DATED NOV 22, 19 96 BY: Dieter P. Wirtzfeld

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

- WATER FACILITIES:
NO WATER FEES AND CHARGES REQUIRED FOR PARCELS #1 AND #2.
- ELECTRICAL FACILITIES:
NO ELECTRIC FEES REQUIRED FOR PARCELS #1 AND #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: NOV 22, 19 96 BY: Dieter P. Wirtzfeld



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 3600 TYLER - RIVERSIDE, INC. IN MAY, 1996. 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: Oct 25, 19 96 BY: George E. Brimhall, L.S. 3291
L.S. EXPIRES JUNE 30, 2000

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: 11-20, 19 96 R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Nail 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 BOARD OF SUPERVISORS.

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

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 11th DAY OF Dec., 19 96 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 FEBRUARY 22, 1996

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. 28327 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 17th DAY OF December, 19 96.

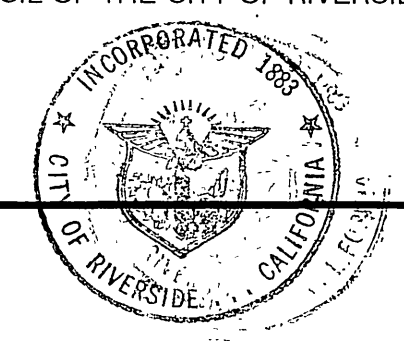
COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Colleen Nicol

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
ON NOV. 13, 1996 BEFORE ME, THOMAS R. COBB, NOTARY PUBLIC, PERSONALLY APPEARED Lee C. Selzer
AND ACKNOWLEDGED TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
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.
WITNESSES MY HAND AND OFFICIAL SEAL.
Thom R. Cobb
MY COMMISSION EXPIRES 7-12-2000

P.M.B. 189 / 1

P.M.B. 189 / 1

189



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 28327

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 19,
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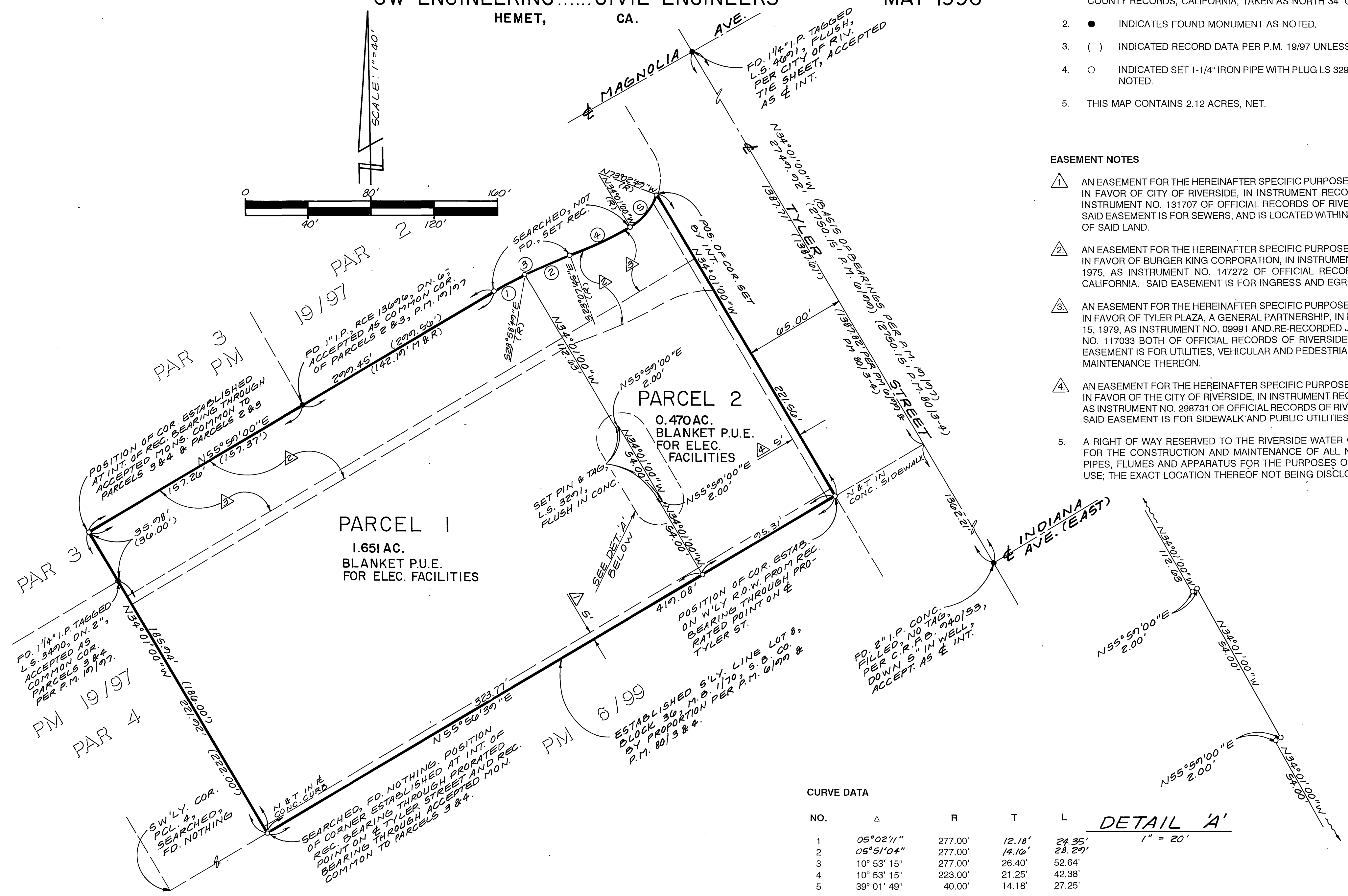
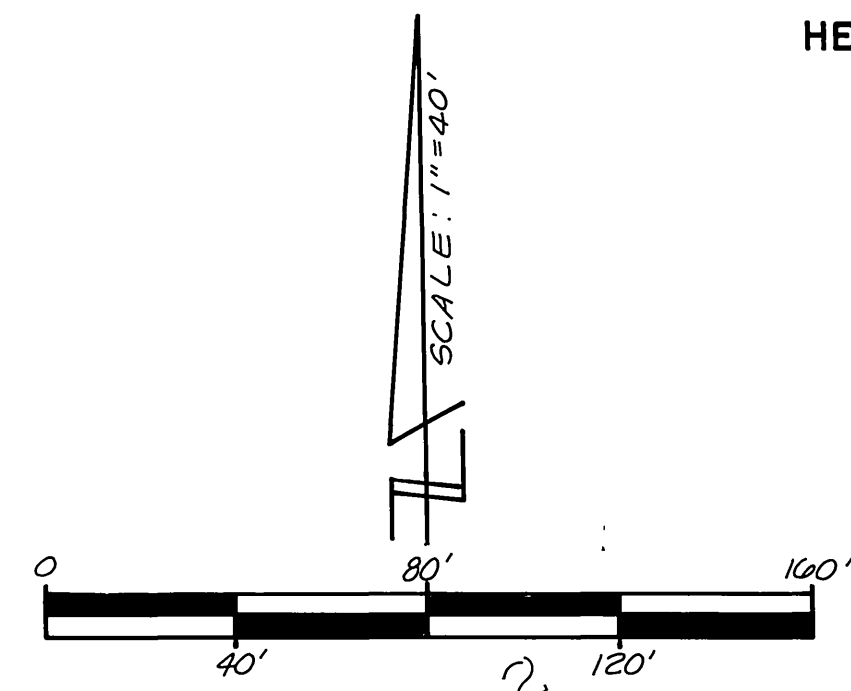
GW ENGINEERING.....CIVIL ENGINEERS
HEMET, CA. MAY 1996

SURVEYOR'S NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF TYLER STREET AS SHOWN BY PARCEL MAP ON FILE IN BOOK 19, PAGE 97 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS, CALIFORNIA, TAKEN AS NORTH 34° 01' 00" WEST.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. () INDICATED RECORD DATA PER P.M. 19/97 UNLESS OTHERWISE NOTED.
4. ○ INDICATED SET 1-1/4" IRON PIPE WITH PLUG LS 3291, FLUSH, UNLESS OTHERWISE NOTED.
5. THIS MAP CONTAINS 2.12 ACRES, NET.

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CURVE DATA

NO.	Δ	R	T	L
1	05°02'11"	277.00'	12.18'	24.35'
2	05°51'04"	277.00'	14.16'	28.29'
3	10°53'15"	277.00'	26.40'	52.64'
4	10°53'15"	223.00'	21.25'	42.38'
5	39°01'49"	40.00'	14.18'	27.25'

DETAIL 'A'
1" = 20'

P.M.B. 189 / 2

P.M.B. 189 / 2

189 / 2