

PARCEL MAP NO. 28047

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 CONSTRUCTION AND MAINTENANCE OF PEDESTRIAN TRAIL FACILITIES THE EASEMENTS DEDICATED AS "6' PEDESTRIAN TRAIL EASEMENT" AND "50' PEDESTRIAN TRAIL EASEMENT" AND "SPECIAL PEDESTRIAN TRAIL EASEMENT."

JOHN H. FREESON TRUST DATED JULY 25, 1984, AS AMENDED MARCH 1, 1985

BY: *Peter V. Misunas*
PETER V. MISUNAS, TRUSTEE

Louis A. Carhart
LOUIS A. CARHART

SHOWING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

JANUARY, 1995

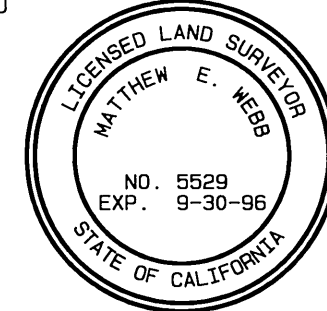
CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 16th DAY OF June, 1997 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. EXPIRES: SEPT. 30, 1997

BY: *Barry Beck*

TENTATIVE MAP APPROVED DECEMBER 22, 1994



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: 6/12, 1997 BARBARA J. STECKEL, CITY TREASURER

BY: *Barbara J. Steckel*

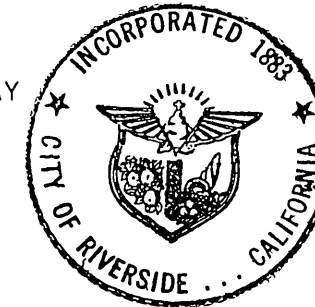
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 28047, 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 24th DAY OF June, 1997.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: *Colleen J. Nicol*



UTILITIES EASEMENT CERTIFICATE

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

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR A DOMESTIC WATER MAIN, ELECTRIC LINES, UNDERGROUND CONDUITS, TELEPHONE LINES AND A GRADED AND OILED ROAD FOR PUBLIC ROAD PURPOSES.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED JUNE 13, 1997

BY: *Bill D. Carnahan*

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF Riverside

ON 7/5/95 BEFORE ME, Margaret Ewing
PERSONALLY APPEARED Louis A. Carhart
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 ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Margaret Ewing
NOTARY PUBLIC IN AND FOR SAID STATE
Margaret Ewing
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.
MY COMMISSION EXPIRES 3/31/98

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF Riverside

ON February 24, 1997 BEFORE ME, ELIZABETH BALISTRERI
PERSONALLY APPEARED Peter V. Misunas
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 ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

Elizabeth Balistreri
NOTARY PUBLIC IN AND FOR SAID STATE
ELIZABETH BALISTRERI
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.
MY COMMISSION EXPIRES 1-13-98

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:

1. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, IN INSTRUMENT RECORDED FEBRUARY 8, 1957, IN BOOK 2038 PAGE 76 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROAD PURPOSES, AND IS LOCATED WITHIN A 20 FOOT STRIP OF LAND.
2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF RIVERSIDE, IN INSTRUMENT RECORDED JANUARY 28, 1993 AS INSTRUMENT NO. 35650 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR AVIGATION.

RECORDER'S STATEMENT

FILED THIS 9th DAY OF JULY, 1997 AT 8:00 AM
IN BOOK 189 OF PARCEL MAPS AT PAGES 83-85 AT THE REQUEST
OF THE CITY CLERK.
FEE \$10.00
NUMBER 240985

COUNTY RECORDER

BY: *Shagan* DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN 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 CHARLTON DEVELOPMENT IN AUGUST 1994. 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 OR WILL OCCUPY WITHIN ONE YEAR FROM RECORDATION OF THIS MAP THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED FEBRUARY 1, 1996 BY: *Matthew E. Webb*
MATTHEW E. WEBB L.S. 5529
L.S. EXPIRES: SEPT. 30, 1996

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 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 \$ 2900.00.

DATED 6-16, 1997

R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: *Dail Ashmurst* DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2900.00 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 6-16, 1997

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: *Dail Ashmurst*
DEPUTY *Tax Dept.*

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES:

PARCELS #1, #2, #3 AND #4 ARE CAPABLE OF FURTHER SUBDIVISION. WATER FEES ARE DEFERRED UNTIL DEVELOPMENT OR FUTURE LAND DIVISION.

ELECTRICAL FACILITIES:

PARCELS #1, #2, #3 AND #4 ARE CAPABLE OF FURTHER SUBDIVISION. NO ARRANGEMENTS FOR ELECTRIC FEES ARE MADE AT THIS TIME. ELECTRIC FEES SHALL BE REQUIRED AT TIME OF FURTHER LAND SUBDIVISION AND DEVELOPMENT.

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 JUNE 13, 97 BY: *Dieter P. Witzfeld*

Dieter P. Witzfeld
BY: *Dieter P. Witzfeld*

89/83
P.M.B. 189/83

P.M.B. 189/83

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 28047

SHOWING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, T. 3 S., R. 5 W., S. B. M.

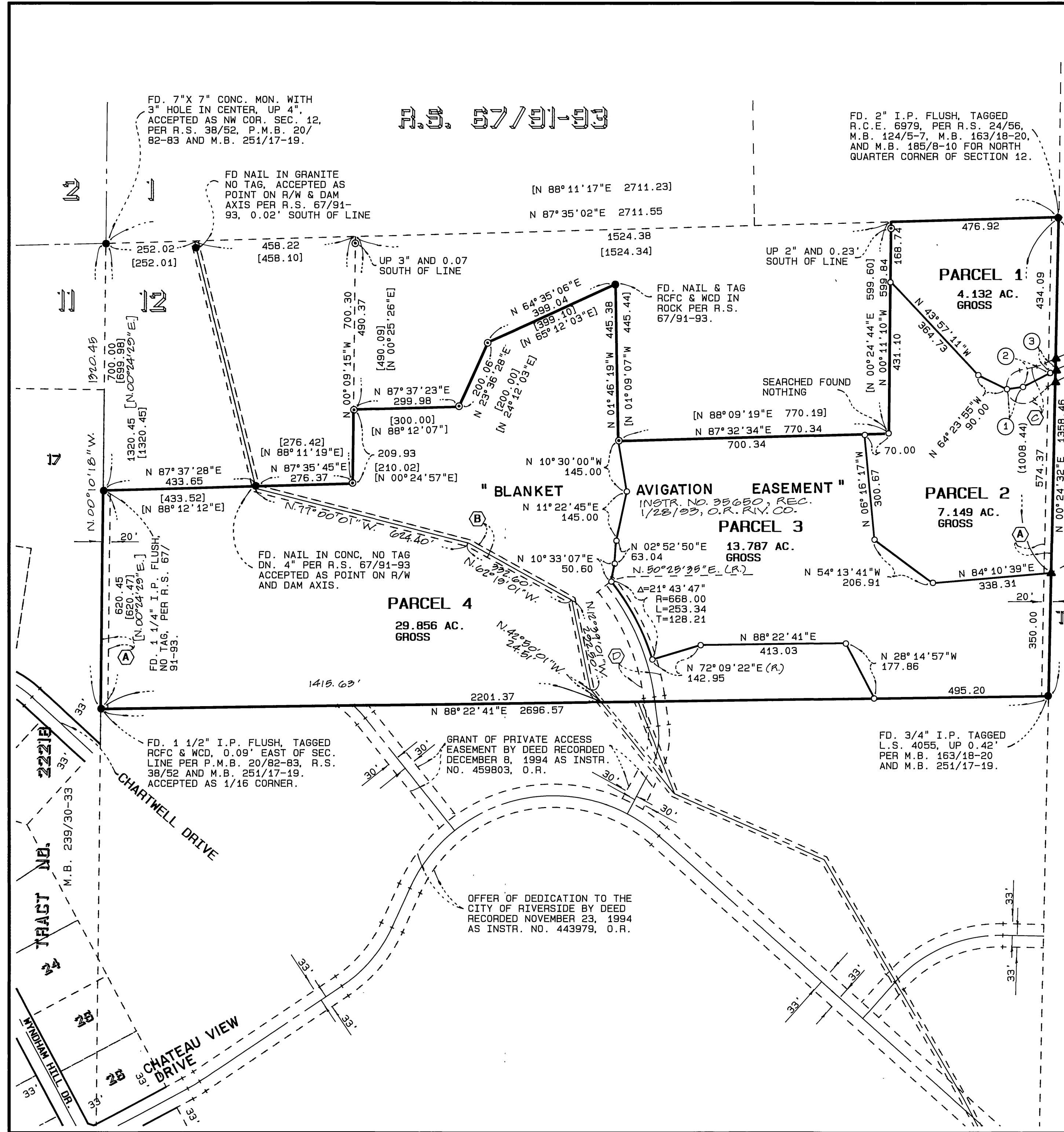
JANUARY, 1995

SCALE: 1" = 200'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

R.S. 24/57

R.S. 67/91-93



SURVEYOR'S NOTES:

- BASIS OF BEARINGS IS THE WEST LINE OF SECTION 12, TAKEN AS N 00°10'18"W, PER TRACT NO. 22218 RECORDED IN BOOK 239 OF MAPS, PAGES 30 THRU 33, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 - INDICATES FOUND MONUMENTS AS NOTED.
 - INDICATES FOUND 1 1/2" I.P., FLUSH, TAGGED RCFC & WCD IN LIEU OF 1" I.P. PER R.S. 67/91-93, ACCEPTED AS POINT ON R/W LINE, UNLESS OTHERWISE NOTED.
 - ▲ INDICATES FOUND 1 1/4" GALVANIZED STEEL PIPE, FLUSH, TAGGED L.S. 4055 PER TRACT NO. 21156, M.B. 185/8-10.
 - INDICATES SET 1" IRON PIPE TAGGED L. S. 5529, FLUSH.
 - SET 1" IRON PIPE TAGGED L. S. 5529, FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
 - THIS PARCEL MAP CONTAINS 54.92 ACRES GROSS.
 - ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS.
 - () INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TRACT NO. 21156 M. B. 185, PAGES 8 - 10.
 - [] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER RECORD OF SURVEY R. S. 67, PAGES 91 - 93.
- (A) AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR A DOMESTIC WATER MAIN, ELECTRIC LINES, UNDERGROUND CONDUITS, TELEPHONE LINES AND A GRADED AND OILED ROAD FOR PUBLIC ROAD PURPOSES.
- (B) AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, IN INSTRUMENT RECORDED FEBRUARY 8, 1957 IN BOOK 2038 PAGE 76 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROAD PURPOSES, AND IS LOCATED WITHIN A 20 FOOT STRIP OF LAND.
- (C) OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED AS INSTRUMENT NO. _____ OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (D) GRANT OF PRIVATE ACCESS EASEMENT BY COVENANT & AGREEMENT REC. AS INSTRUMENT NO. _____ OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEE SHEET NO. 3 FOR "PEDESTRIAN TRAIL EASEMENT".

P.M.B. 189/84

P.M.B. 189/84

189
85

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 28047

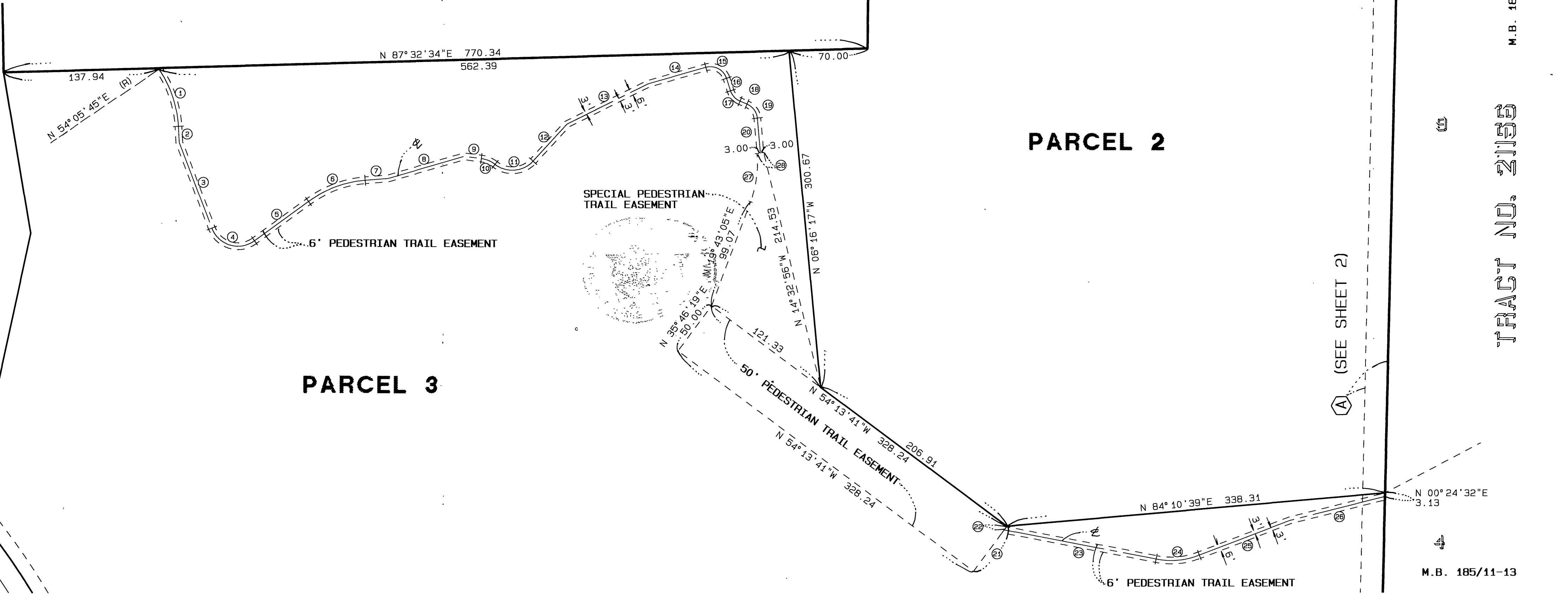
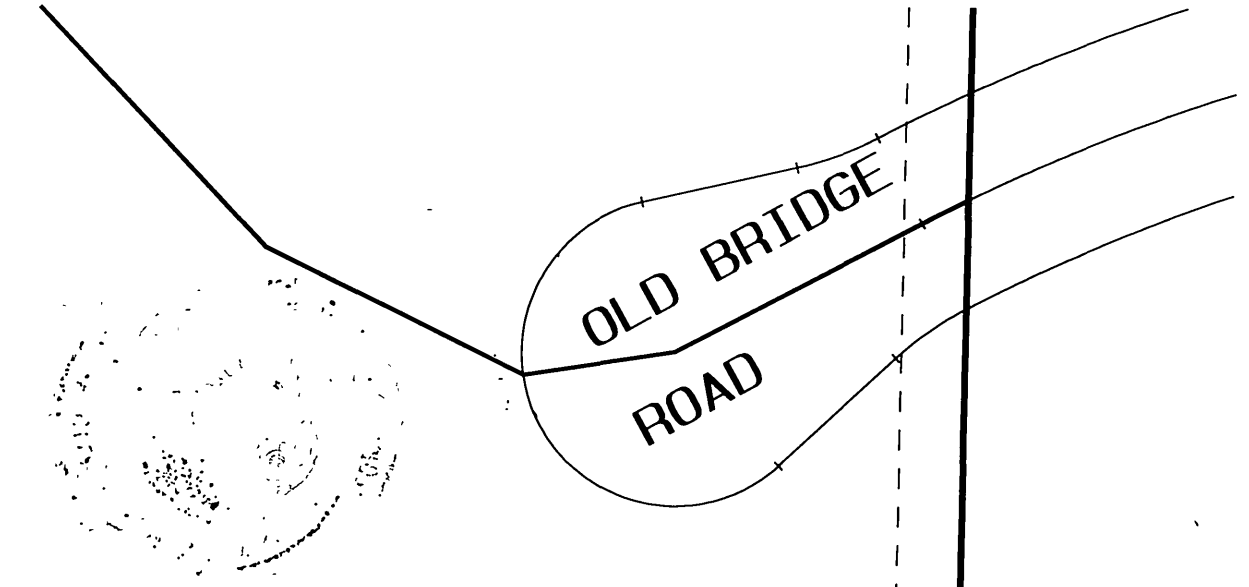
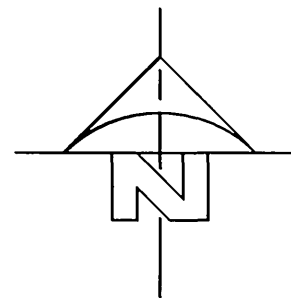
SHOWING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, T. 3 S., R. 5 W., S. B. M.

JANUARY, 1995

SCALE: 1" = 60'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

DATA				
NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	31° 47' 54"	100.00	55.50	28.48
2	N 04° 06' 21" W		14.51	
3	N 21° 46' 25" W		81.32	
4	105° 08' 49"	25.00	45.88	32.67
5	N 53° 04' 46" E		59.54	
6	31° 17' 29"	100.00	54.61	28.01
7	N 84° 22' 15" E		20.76	
8	N 72° 54' 52" E		70.29	
9	N 83° 40' 26" W		15.41	
10	30° 54' 21"	25.00	13.49	6.91
11	85° 37' 13"	25.00	37.36	23.16
12	N 41° 36' 42" E		44.62	
13	N 62° 52' 09" E		80.99	
14	N 73° 14' 02" E		53.22	
15	87° 39' 25"	15.00	22.95	14.40
16	N 19° 06' 33" W		11.67	
17	49° 08' 48"	15.00	12.87	6.86
18	N 68° 15' 21" W		6.69	
19	62° 16' 24"	15.00	16.30	9.06
20	N 05° 58' 57" W		31.38	
21	N 35° 46' 19" E		50.00	
22	N 35° 46' 19" E		3.97	
23	N 79° 57' 37" W		137.79	
24	32° 03' 07"	70.00	39.16	20.11
25	N 68° 13' 52" E		86.29	
26	N 75° 03' 50" E		87.54	
27	25° 42' 02"	97.00	43.51	22.13
28	N 84° 01' 03" E		6.00	



M.B. 185/B-10

TRACT NO. 2155

(A) (SEE SHEET 2)

M.B. 185/11-13

P.M.B. 189/85

P.M.B. 189/85