

192/65  
P.M.B. 192/65

# IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 28649

BEING A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH,  
RANGE 4 WEST, AND A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN  
WM. ALAN BROOKS, LS 6921 PENCO ENGINEERING, INC.  
IRVINE, CALIFORNIA  
MARCH, 1998

RECORDER'S STATEMENT  
FILED THIS 16<sup>th</sup> DAY OF SEPT. 1998  
AT 8:00 AM IN BOOK 192 OF PARCEL  
MAPS AT PAGES 65-66 AT THE REQUEST OF THE CITY CLERK  
GARY L. ORSO, COUNTY ASSESSOR-CLERK-RECORDER  
FEE: \$ 8.00  
NO: 393811  
BY: D. Pagan COUNTY RECORDER DEPUTY  
SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD 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 BORDERLINE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE THE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.  
SOUTHLAND VENTURE, LLC, A LIMITED LIABILITY COMPANY

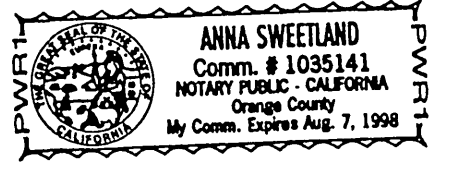
BY: Craig G. Burns CRAIG G. BURNS, CO-MANAGING MEMBER  
BY: Philip La Plante PHILIP LA PLANTE, CO-MANAGING MEMBER

### TRUSTEE:

CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER A DEED OF TRUST RECORDED DECEMBER 2, 1997 AS INSTRUMENT NO. 442409 OF OFFICIAL RECORDS.

BY: Steven J. Gallagher ASST. SECRETARY

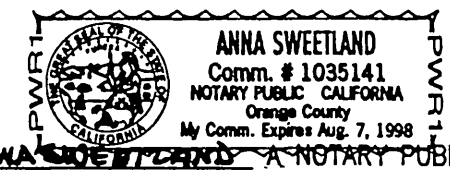
### NOTARY ACKNOWLEDGMENT



STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)  
ON THIS 29<sup>th</sup> DAY OF JULY 1998, BEFORE ME ANNA SWEETLAND A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CRAIG BURNS, 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 PERSON OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY  
Anna Sweetland  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 8-7-98

### NOTARY ACKNOWLEDGMENT



STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)  
ON THIS 29<sup>th</sup> DAY OF JULY 1998, BEFORE ME ANNA SWEETLAND A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PHILIP LA PLANTE, 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 PERSON OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY  
Anna Sweetland  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 8-7-98

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)  
ON THIS 4 DAY OF AUG 1998, BEFORE ME Robert Sue Ahern A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Steven J. Gallagher KNOWN TO ME TO BE THE Asst. Secretary AND KNOWN TO ME TO BE THE Asst. Secretary KNOWN TO ME, (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND MY PRINCIPAL PLACE OF BUSINESS IS IN SOUTHERN CALIFORNIA COUNTY  
Robert Sue Ahern  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 12/27/00

### 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 ORDINANCES AT THE REQUEST OF CRAIG BURNS IN MAY, 1997. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE IN PLACE WITHIN ONE YEAR OF RECORDATION OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 7-28-98  
Wm. Alan Brooks  
WM. ALAN BROOKS, P.L.S. # 6921  
MY LICENSE EXPIRES 9/30/01



### SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 (3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT RECORDED JULY 7, 1994, FOR STORM DRAIN FACILITIES PER INST. NO. 273440 OF OFFICIAL RECORDS; HOLDER OF AN EASEMENT RECORDED JULY 7, 1994, FOR LANDSCAPING, STORM DRAIN, PUBLIC UTILITY AND SIDEWALK FACILITIES PER INST. NO. 273441 OF OFFICIAL RECORDS; HOLDER OF AN EASEMENT RECORDED APRIL 19, 1996, FOR SANITARY SEWER FACILITIES PER INST. NO. 141856 OF OFFICIAL RECORDS; HOLDER OF AN EASEMENT RECORDED MARCH 5, 1997 FOR SEWER, STORM DRAIN, AND TELEPHONE PURPOSES PER INST. NO. 74571 OF OFFICIAL RECORDS; AND HOLDER OF RIGHTS OF ACCESS TO OR FROM THE STATE HIGHWAY FILED DECEMBER 21, 1965, PER INST. NO. 142694 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT, RECORDED SEPTEMBER 30, 1964, FOR PUBLIC UTILITY PURPOSES PER INSTRUMENTS NO.'S 118696 AND 118697, BOTH OF OFFICIAL RECORDS  
SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT, RECORDED SEPTEMBER 30, 1964, FOR PUBLIC UTILITY PURPOSES PER INSTRUMENTS NO.'S 118690 AND 118691, BOTH OF OFFICIAL RECORDS

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED SEPTEMBER 7, 1946, IN BOOK 770, PAGE 341, OF OFFICIAL RECORDS

HUTTON ASSOCIATES AND TITLE INSURANCE AND TRUST COMPANY, HOLDERS OF A RECIPROCAL EASEMENT, RECORDED FEBRUARY 25, 1981, FOR INGRESS & EGRESS, ROAD AND PUBLIC UTILITIES PURPOSES AS INST. NO. 33118 OF OFFICIAL RECORDS.

### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 19 DAY OF AUGUST, 1998, FOR CONFORMANCE WITH TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE AND WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

RICHARD D. MCGRATH, R.C.E. 31952  
CITY ENGINEER LIC. EXP. 12/31/00  
BY: Richard D. McGrath

TENTATIVE MAP APPROVED JANUARY 8, 1998

### 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 28649.

THE CITY OF RIVERSIDE HEREBY ACCEPTS THE EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED.

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 8<sup>th</sup> DAY OF SEPTEMBER 1998.

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



### 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. EXCEPT FOR THE SPECIAL TAXES OF COMMUNITY FACILITIES DISTRICT 90-1

JERRY ROGERS  
CITY TREASURER  
BY: Jerry Rogers

DATED: 8/5/98

### TAX COLLECTOR 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 OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 432.00

PAUL MCDONNELL  
COUNTY TAX COLLECTOR  
DATED: 8-5-98  
BY: Paul McDonnell DEPUTY

### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 43200.00 HAS BEEN EXECUTED AND FILED WITH BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF 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: 9/14/98  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
CASH TAX BOND  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR  
BY: Margie Deane DEPUTY

### UTILITY CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES:  
ALL APPLICABLE WATER FEES AND CHARGES WERE PREVIOUSLY PAID FOR PARCEL 1 (2-INCH SERVICE AND 2-INCH METER). WATER SERVICE CONNECTION CHARGE FOR PARCEL 2 (1-INCH SERVICE AND 1-INCH METER) HAS BEEN PAID - ALL OTHER APPLICABLE WATER FEES AND CHARGES FOR PARCEL 2 WERE PREVIOUSLY PAID.

ELECTRIC FACILITIES:  
THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS NOT DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS BUT HAS MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS PARCEL MAP.

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

BILL D. CARNAHAN  
PUBLIC UTILITIES DIRECTOR  
DATED: AUG 17, 1998  
BY: Bill D. Carnahan

### UTILITY EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT, RECORDED SEPTEMBER 30, 1964, FOR PUBLIC UTILITY PURPOSES PER INSTRUMENTS NO.'S 118696 AND 118697, BOTH OF OFFICIAL RECORDS

THE CITY OF RIVERSIDE, HOLDER OF EASEMENTS RECORDED MARCH 5, 1997, FOR ELECTRICAL ENERGY AND WATERLINE FACILITIES AS RESERVED IN RESOLUTION NO. 19040, AS INSTRUMENT NO. 74571, OFFICIAL RECORDS.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT, RECORDED SEPTEMBER 30, 1964, FOR PUBLIC UTILITY PURPOSES PER INSTRUMENTS NO.'S 118690 AND 118691, BOTH OF OFFICIAL RECORDS

BILL D. CARNAHAN  
PUBLIC UTILITIES DIRECTOR  
DATED: AUG 17, 1998  
BY: Bill D. Carnahan

P.M.B. 192/65

P.M.B. 192 / 66

# PARCEL MAP NO. 28649

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH,  
RANGE 4 WEST, AND A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN  
WM. ALAN BROOKS, LS 6921    Penco Engineering, Inc.  
IRVINE, CALIFORNIA  
MARCH, 1998

**BASIS OF BEARINGS**

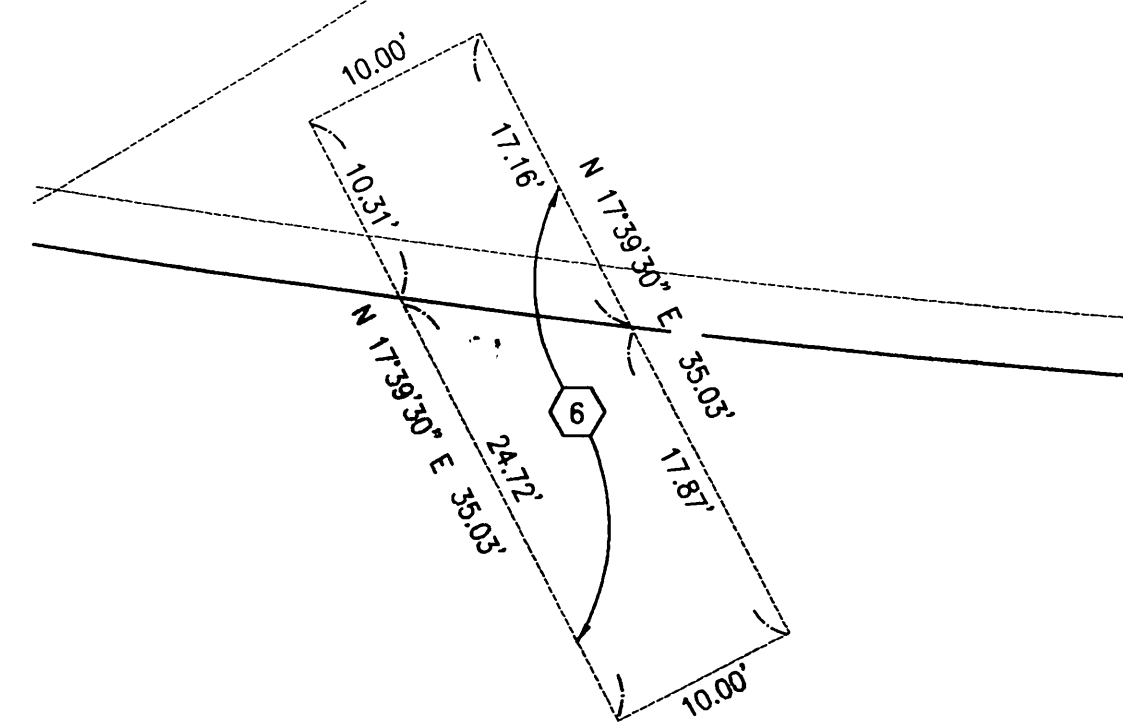
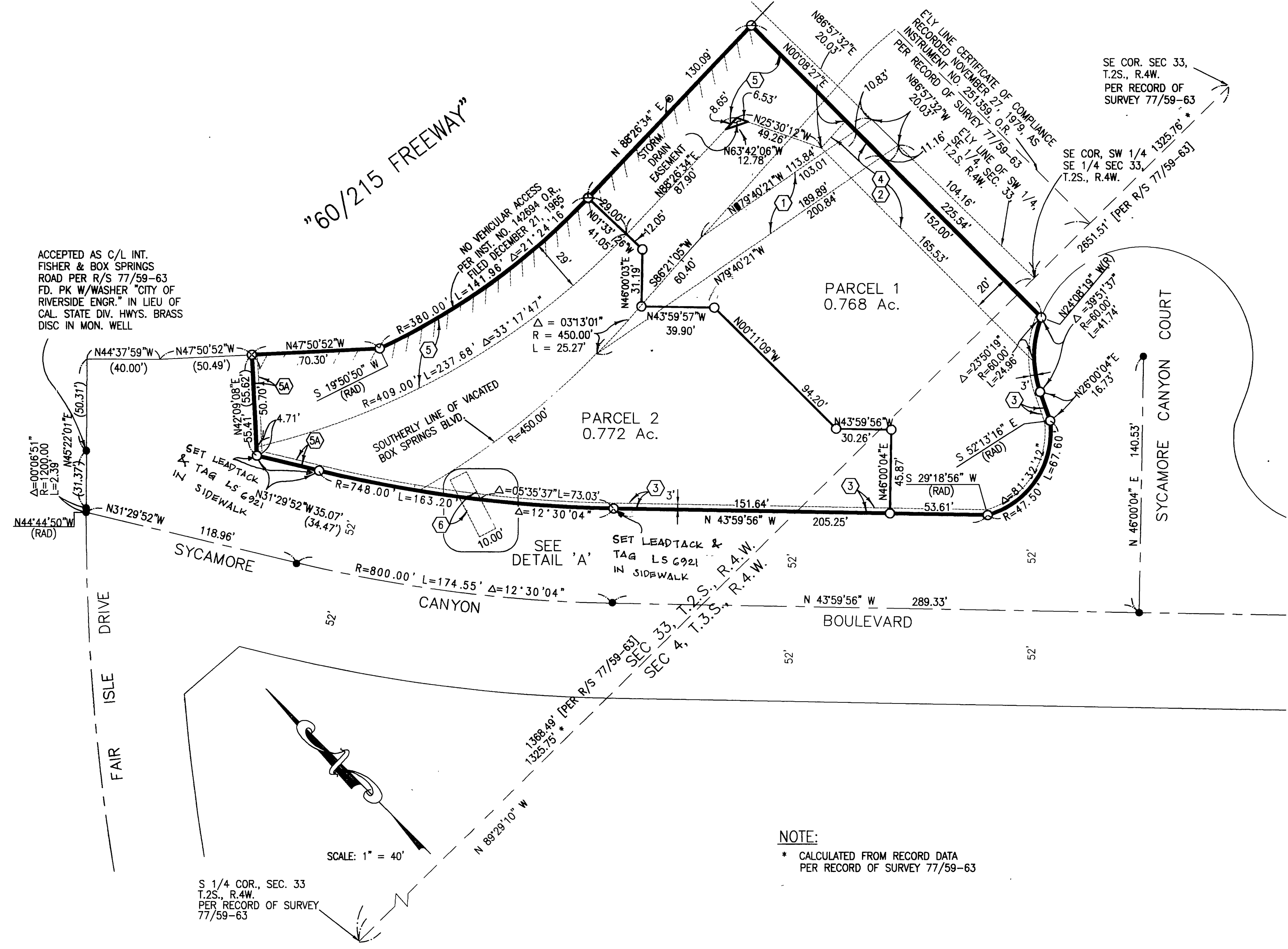
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF SYCAMORE CANYON BLVD. PER CITY OF RIVERSIDE SURVEY MAP 96-1 BEING : N 43°59'56" W

**MONUMENT NOTES**

- FOUND PK W/WASHER STAMPED "CITY OF RIVERSIDE ENGR." PER CITY OF RIVERSIDE TIES SHEETS
- SET 1" I.P., FLUSH, TAGGED P.L.S. 6921 UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD DATA PER O.R. 74566, RECORDED MARCH 5, 1997, RIVERSIDE COUNTY RECORDS

**EASEMENT NOTES**

- ① DENOTES AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY AND THE CITY OF RIVERSIDE PER INST. NO.'s 118696 & 118697, RECORDED SEPTEMBER 30, 1964, OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- ② DENOTES AN EASEMENT FOR STORM DRAIN FACILITIES TO THE CITY OF RIVERSIDE PER INST. NO. 273440, RECORDED JULY 7, 1964, OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- ③ DENOTES AN EASEMENT FOR LANDSCAPING, STORMDRAIN, PUBLIC UTILITY AND SIDEWALK FACILITIES TO THE CITY OF RIVERSIDE PER INST. NO. 273441, RECORDED JULY 7, 1994, OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- ④ DENOTES AN EASEMENT FOR SEWER FACILITIES TO THE CITY OF RIVERSIDE PER INST. NO. 141856, RECORDED APRIL 19, 1996, OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- ⑤ DENOTES EASEMENTS FOR SEWER, STORM DRAIN, ELECTRIC, WATERLINE & TELEPHONE PURPOSES RESERVED BY THE CITY OF RIVERSIDE PER INST. NO. 74571, RECORDED MARCH 5, 1997 OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- ⑤A DENOTES EASEMENTS FOR LANDSCAPE, STORM DRAIN, UTILITIES, AND SIDEWALK TO THE CITY OF RIVERSIDE PER INST. NO. 74571, RECORDED MARCH 5, 1997, OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- ⑥ DENOTES AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY AND THE CITY OF RIVERSIDE PER INST. NO.'s 118690 & 118691, RECORDED SEPTEMBER 30, 1964, OFFICIAL RECORDS, COUNTY OF RIVERSIDE.



**NOTE:**  
\* CALCULATED FROM RECORD DATA PER RECORD OF SURVEY 77/59-63

S 1/4 COR., SEC. 33  
T.2S., R.4W.  
PER RECORD OF SURVEY  
77/59-63

**DETAIL "A"**  
SCALE: 1"=10'

P.M.B. 192 / 66