

192/67

P.M.B. 192/67

OWNER'S STATEMENT

We hereby state that we are the owners of, or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line.

We hereby request the City of Riverside release portions of the 'Waived Vehicular Access Rights' along Adams Street adjacent to lot 1 of Tract 2876 per M.B. 51/74-76.

We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easement designated as '10' P.U.E.'.

ARGONAUT HOLDINGS, INC., A DELAWARE CORPORATION

[Signature]

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA MICHIGAN)
County of WAYNE)

On February 24, 1998 before me, Meri Kelly Moustakas personally appeared Rock X. Meckum, Vice President

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: My commission expires 6/27/98

Meri Kelly Moustakas Notary Public in and for said State



CITY ENGINEER'S CERTIFICATE

This map has been examined this 31st day of AUGUST, 1998 for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.

RICHARD D. McGRATH R.C.E. 31952 City Engineer Lic. Exp. 12/31/00

By Richard D. McGrath

TENTATIVE MAP APPROVED: APRIL 18, 1997

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

An easement for water ditches, pipes and flumes, in favor of Riverside Water Company and The Riverside Canal Company, recorded April 26, 1882 in Book 28, Page 635 and August 14, 1885 in Book 42, Pages 294 and 296, all of Deeds, Records of San Bernardino County, California. (Said easement cannot be located by the record data)

BILL D. CARNAHAN Public Utilities Director

Dated 8/28/98

By [Signature]

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 28318

BEING A DIVISION OF LOT 1 OF TRACT 2876 AS SHOWN BY MAP ON FILE IN BOOK 51 OF MAPS AT PAGES 74 THROUGH 76 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEPTEMBER 1997

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

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 subject to a special assessment lien for the City of Riverside, Auto Center Assessment District. The assessment lien for this parcel within the Auto Center Assessment District has 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 8/24/98

JERRY ROGERS City Treasurer

By [Signature]

CITY CLERK CERTIFICATE

RESOLVED: That this map, consisting of TWO (2) sheets be, and the same is hereby accepted as the final map of PARCEL MAP 28318. The 'Waived Vehicular Access Rights' along Adams Street adjacent to lot 1 of Tract 2876 per M.B. 51/74-76, are hereby released by the City of Riverside, except as shown on the annexed map. The easement designated as '10' P.U.E.' is hereby accepted for the construction and maintenance of electric energy distribution facilities. 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 8th day of September 1998.

COLLEEN J. NICOL City Clerk of the City of Riverside, California

By [Signature]



UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

Distribution System Fee (Adams Street), Water Service Connection Charge, and Backup Facility Capacity Charge have been paid for Parcel # 1.

No Water Fees and Charges required for Parcel # 2 - Existing Water Service Connection to 8200 Auto Drive.

Electric Facilities

The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installation of electric facilities necessary to provide electric service to Parcel #1.

The subdivider has installed electric facilities, has deposited fees, has made arrangements and provisions for installation of electric facilities necessary to provide electric service to Parcel # 2.

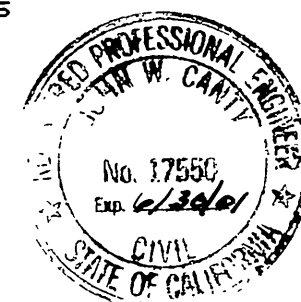
Easements

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 Public Utilities Director

Dated 8/28/98

By [Signature]



JOHN W. CANTY R. C. E. 17550

Date Feb 27, 1998

RECORDER'S STATEMENT

Filed this 17th day of SEPT. 1998

at 8:00 AM in Book 192 of Parcel

Maps at Pages 67-68 at the request of the CITY CLERK

Fee: \$8.00

No. 396182

GARY L. ORSO, County Assessor - Clerk - Recorder

By [Signature] Deputy

Subdivision Guarantee: CHICAGO TITLE COMPANY

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 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 \$67,100.

Date 8-6-98

PAUL McDONNELL

County Tax Collector

By [Signature] Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$67,100.00 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.

Date 9/14/98

GERALD A. MALONEY

Clerk of the Board of Supervisors

By [Signature] Deputy

ENGINEER'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 Chin and Hensolt, Inc. on July 14, 1997.

I hereby state that all monuments are of the character and occupy the positions indicated, or will be in place within one year from the 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 substantially conforms to the approved or conditionally approved Tentative Map, if any.

P.M.B. 192/67

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP 28318

BEING A DIVISION OF LOT 1 OF TRACT 2876 AS SHOWN BY MAP ON FILE IN BOOK 51 OF MAPS, AT PAGES 74 THROUGH 76 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEPTEMBER 1997

SCALE: 1"=80'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

Bearings are based upon the centerline of MOTOR CIRCLE as being N. 34°00'00"W. as shown on Tract 2876 by Map on file in Book 51 of Maps, at Pages 74 through 76 thereof, Records of Riverside County, California.

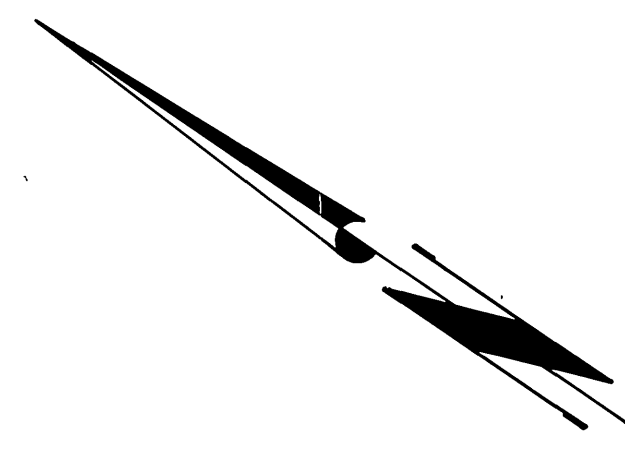
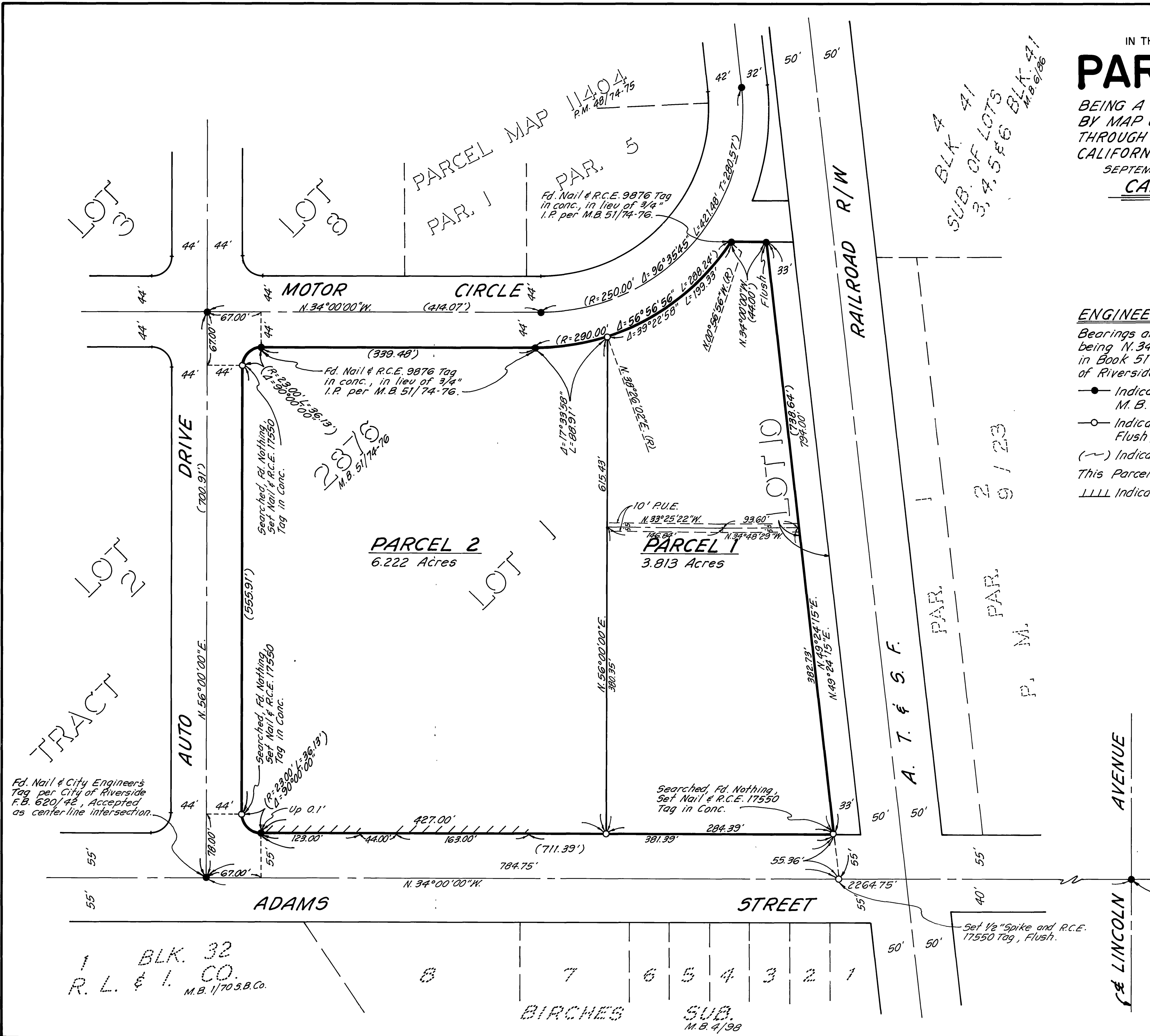
● Indicates Found 3/4" I.P. Tagged R.C.E. 9876, Flush per M.B. 51/74-76, unless otherwise noted.

○ Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, unless otherwise noted.

(—) Indicates Measured Data, also Record Data per M.B. 51/74-76.

This Parcel Map contains 10.035 Acres.

LLL Indicates Vehicular Access Rights Waived.



P.M.B. 192/68

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