

PARCEL MAP NO. 29454

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LOT 4 OF TRACT NO. 4510 AS SHOWN BY MAP RECORDED IN MAP BOOK 81, PAGES 3 AND 4, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

THE SP CONSULTING GROUP
TUSTIN, CA
ROGER GOODING, L.S. 5781
MARCH, 2000

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 SUBDIVISION 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 DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS 6' P.U.E. AND 5'x5' P.U.E.

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENT WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/4 OF THE SUBDIVISION MAP ACT.

1. THAT CERTAIN EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED AUGUST 9, 1974, AS INSTRUMENT NO. 102238, OFFICIAL RECORDS OF RIVEERSIDE COUNTY AND FULL ASSIGNMENT OF RECORDED EASEMENT RECORDED MARCH 20, 1991 AS INSTRUMENT/FILE NO. 090669, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE MODGLIN FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.

BY: Donald Modglin DONALD MODGLIN, PRESIDENT
BY: Grace M. Modglin GRACE M. MODGLIN, SECRETARY

BENEFICIARY: U.D.T. RECORDED 12/10/98, INST. NO. 537255, O.R., RIV. CO. THOMAS H. WILSON AND DONNA L. WILSON, HUSBAND AND WIFE AS JOINT TENANTS

Thomas H. Wilson THOMAS H. WILSON
Donna L. Wilson DONNA L. WILSON

NOTARY ACKNOWLEDGEMENT :

STATE OF CALIFORNIA }
COUNTY OF ORANGE }SS

ON August 14, 2000 BEFORE ME, DIANNE G. RINTOUL,
NOTARY PUBLIC

PERSONALLY APPEARED DONALD AND GRACE M. MODGLIN PERSONALLY 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 HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

DiAnne G. Rintoul
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME DIANNE G. RINTOUL

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY
MY COMMISSION EXPIRES 12-25-2003

NOTARY ACKNOWLEDGEMENT :

STATE OF CALIFORNIA }
COUNTY OF ORANGE }SS

ON August 30, 2000 BEFORE ME, BEVERLY J. MESA,
NOTARY PUBLIC

PERSONALLY APPEARED THOMAS H. WILSON AND DONNA L. WILSON PERSONALLY 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 HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

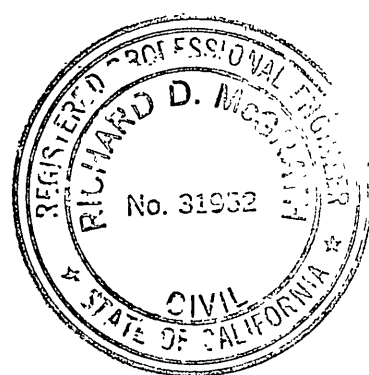
Beverly J. Mesa
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME BEVERLY J. MESA



MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY
MY COMMISSION EXPIRES 10/30/2000

CITY ENGINEER'S CERTIFICATE :

THIS MAP HAS BEEN EXAMINED THIS 20th DAY OF November, 2000 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.



Richard D. McGrath
RICHARD D. McGRATH R.C.E. 31952
CITY ENGINEER EXPIRES 12/31/2000
TENTATIVE MAP APPROVED JAN. 6, 2000

CITY TREASURER'S CERTIFICATE :

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THAT 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 : 10/23, 2000
William R. Hansen
CITY TREASURER
BY: WR Hansen

CITY CLERK'S CERTIFICATE :

RESOLVE: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 29454.

THAT CERTAIN EASEMENT FOR PUBLIC UTILITY PURPOSES PER INSTRUMENT NO. 090669 REC. 3/20/91 O.R., RIVERSIDE CO., IS HEREBY ABANDONED.

THE EASEMENT DESIGNATED AS 5'x5' P.U.E. AND 6' P.U.E. IS HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 12th DAY OF December, 2000.
Colleen J. Nicol
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Colleen Nicol

UTILITIES CERTIFICATE :

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
NO WATER FEES AND CHARGES COLLECTED FOR PARCELS 1 OR 2. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE EASTERN MUNICIPAL WATER DISTRICT.

ELECTRIC FACILITIES
THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCELS 1 AND 2 ON THIS MAP.

EASEMENTS
ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE **ELECTRIC** DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

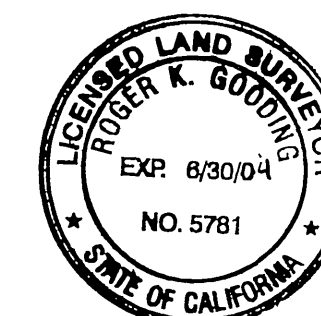
DATED: Nov 3, 2000
DAVID H. WRIGHT
INTERIM PUBLIC UTILITIES DIRECTOR
BY: Victor P. Witzfeld DEPUTY

RECORDER'S STATEMENT:

FILED THIS 18th DAY OF DEC, 2000,
AT 8:00 A.M. IN BOOK 198 OF PARCEL MAPS,
AT PAGES , AT THE REQUEST OF THE CITY
CLERK OF THE CITY OF RIVERSIDE
NO. 2000-501870
FEE \$8.00
GARY L. ORSO, COUNTY RECORDER, CLERK AND ASSESSOR
BY: S. Kagan, DEPUTY
SUBDIVISION GUARANTEE BY :
FIDELITY NATIONAL TITLE 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 DONALD MODGLIN ON APRIL 14, 1999. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



Roger K. Gooding
ROGER K. GOODING
L.S. 5781 EXP. 6/30/04
DATE 9-8-00

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 \$. This certificate excludes any supplemental tax not yet extended.

DATED 10-19, 2000
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: Dail Ashburn DEPUTY

TAX BOND STATEMENT :

I HEREBY CERTIFY 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.

DATED: , 2000
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: DEPUTY
CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: DEPUTY

EASTERN MUNICIPAL WATER DISTRICT CERTIFICATE:

HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP ~~IS MAKING~~ **HAS MADE** THE REQUIRED **FINANCIAL** ARRANGEMENTS AND PROVISIONS WITH THE EASTERN MUNICIPAL WATER DISTRICT FOR THE INSTALLATION OF WATER FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP. ~~THE REQUIRED ARRANGEMENTS AND PROVISIONS PROVIDE FOR THE EASTERN MUNICIPAL WATER DISTRICT TO SUPERVISE THE PRIVATE CONTRACTOR'S INSTALLATION OF ALL PUBLIC WATER FACILITIES WITHIN THE SUBDIVISION AND THE DEVELOPER OF INDIVIDUAL LOTS TO PAY ALL APPLICABLE UTILITY FEES AT THE TIME OF DEVELOPMENT.~~

DATED: 9/27/00, 2000
VICTOR BARRETO, JR. CIVIL ENGINEER
BY: Veck Banks

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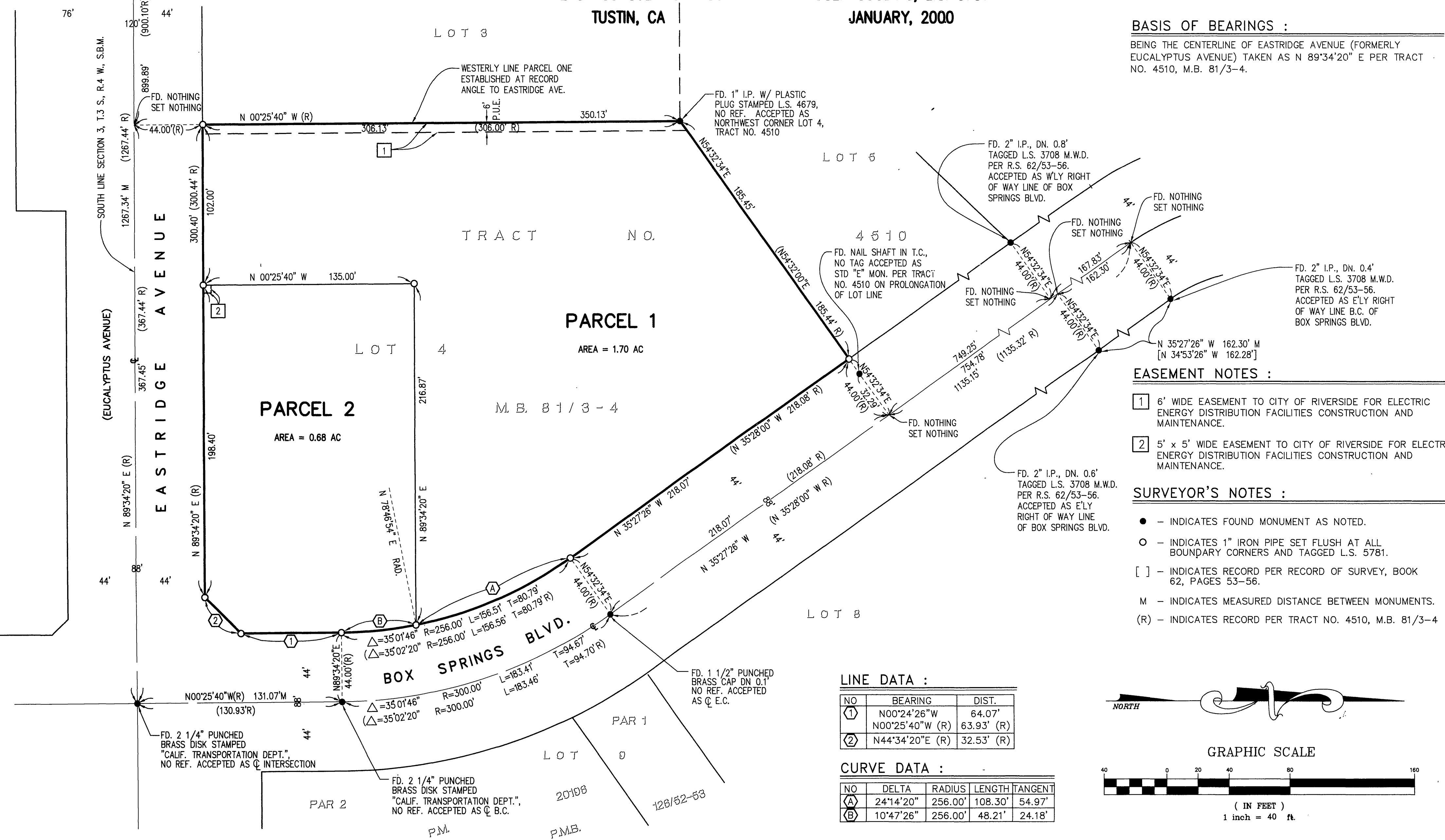
LOT 4 OF TRACT NO. 4510 AS SHOWN BY MAP RECORDED IN MAP
BOOK 81, PAGES 3 AND 4, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

THE SP CONSULTING GROUP
TUSTIN, CA

ROGER GOODING, L.S. 5781
JANUARY, 2000

TOTAL GROSS AREA = 2.37 AC

FD. 1" I.P. TAGGED L.S. 5529 ACCEPTED AS S.W. COR. SEC. 3, T. 3S, R. 4W, S.B. B. & M. PER PM 161/64-65



BASIS OF BEARINGS :
BEING THE CENTERLINE OF EASTRIDGE AVENUE (FORMERLY EUCALYPTUS AVENUE) TAKEN AS N 89°34'20" E PER TRACT NO. 4510, M.B. 81/3-4.

- EASEMENT NOTES :**
- [1] 6' WIDE EASEMENT TO CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES CONSTRUCTION AND MAINTENANCE.
 - [2] 5' x 5' WIDE EASEMENT TO CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES CONSTRUCTION AND MAINTENANCE.

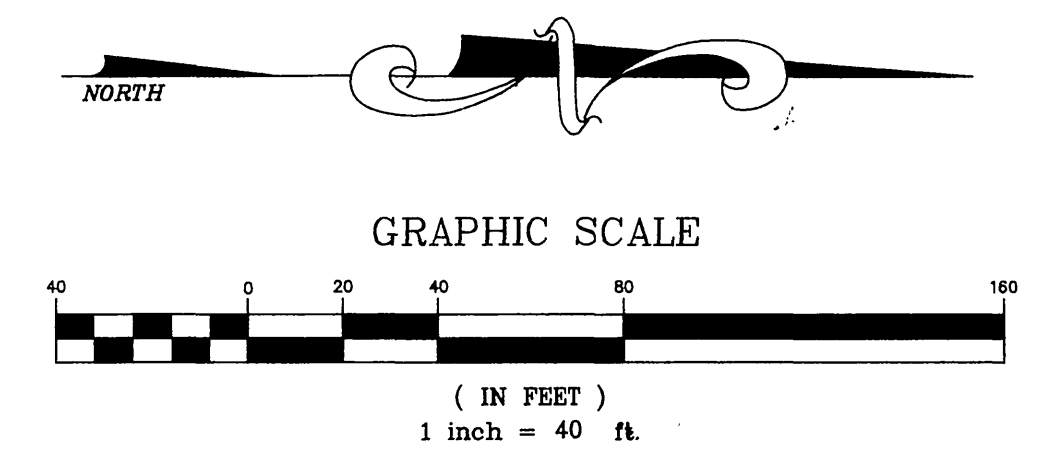
- SURVEYOR'S NOTES :**
- - INDICATES FOUND MONUMENT AS NOTED.
 - - INDICATES 1" IRON PIPE SET FLUSH AT ALL BOUNDARY CORNERS AND TAGGED L.S. 5781.
 - [] - INDICATES RECORD PER RECORD OF SURVEY, BOOK 62, PAGES 53-56.
 - M - INDICATES MEASURED DISTANCE BETWEEN MONUMENTS.
 - (R) - INDICATES RECORD PER TRACT NO. 4510, M.B. 81/3-4

LINE DATA :

NO	BEARING	DIST.
①	N00°24'26"W	64.07'
	N00°25'40"W (R)	63.93' (R)
②	N44°34'20"E (R)	32.53' (R)

CURVE DATA :

NO	DELTA	RADIUS	LENGTH	TANGENT
A	24°14'20"	256.00'	108.30'	54.97'
B	10°47'26"	256.00'	48.21'	24.18'



P.M.B. 198 / 18

P.M.B. 198 / 18