

198/57

P.M.B. 198 / 57

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "10' P.U.E.", "15' P.U.E." AND "30' P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC SIDEWALK THE EASEMENTS DESIGNATED "AS SIDEWALK EASEMENT".

[Signature]
Susan N. Raffy

TOM RAFFY
TRUSTEES OF THE RAFFY REVOCABLE TRUST
ESTABLISHED JULY 16, 1996

[Signature]
Constantino Noval

CONSTANTINO NOVAL
TRUSTEE OF THE CONSTANTINO NOVAL TRUST
DATED FEBRUARY 2, 1989

[Signature]
Gary Francis A.V.P. Chris Metcalfe

FIRST AMERICAN TITLE INSURANCE CO.,
EQUITABLE DEED COMPANY, A CALIFORNIA CORPORATION
TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 4, 1987
AS INSTRUMENT NO. 158141 OF OFFICIAL RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

[Signature]
Robert A. Walker

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION
TRUSTEE UNDER DEED OF TRUST RECORDED 11/3/95
AS INSTRUMENT NO. 369129 OF OFFICIAL RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA.

[Signature]
Gary Francis A.V.P. Chris Metcalfe

FIRST AMERICAN TITLE INSURANCE CO.,
RNB TRUST SERVICES, TRUSTEE UNDER DEED OF TRUST
RECORDED JANUARY 3, 1997 AS INSTRUMENT NO. 1450
OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

[Signature]
V.P.

LAWYERS TITLE COMPANY, TRUSTEE UNDER DEED OF
TRUST RECORDED OCTOBER 17, 1997 AS INSTRUMENT
NO. 377509 OF OFFICIAL RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

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

PARCEL MAP 29527

BEING A DIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 22972 ON FILE IN BOOK 148,
PAGES 100 AND 101 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING
WITHIN THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST
ONE-QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

STEPHEN M. O'MALLEY, P.L.S. 4718
RIVERSIDE, CALIFORNIA

APRIL, 2000

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

WATER SERVICE CONNECTIONS EXIST FOR ALL PARCELS AS SHOWN ON THIS MAP. NO WATER FEES AND CHARGES COLLECTED FOR MAP RECORDATION.

ELECTRIC FACILITIES

THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS NOT 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 ALL PARCELS ON THIS MAP.

EASEMENTS

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

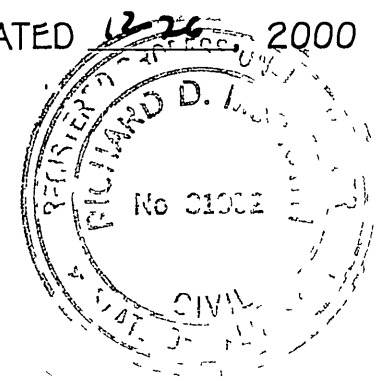
THOMAS P EVANS
PUBLIC UTILITIES DIRECTOR

DATE: DEC 13, 2000 BY: Dieter P. Westfeld

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 26th DAY OF DECEMBER, 2000, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

DATED 2-26, 2000 RICHARD McGRATH, RCE 31952
CITY ENGINEER, EXPIRES 12-31-04



Richard McGrath

TENTATIVE MAP APPROVED: JANUARY 20, 2000

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY 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, **NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$60,900.**

DATED: 2-15, 2001 PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: Dail Ashburt, DEPUTY

TAX BOND CERTIFICATE

I HEREBY STATE THAT A BOND IN THE SUM OF \$60,900 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA CONDITION 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: 2-15, 2001 ~~GERALD A. MALONEY~~
~~CLERK OF THE BOARD~~
~~OF SUPERVISORS~~
BY: Dail Ashburt, DEPUTY
Tax Dept.

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: 12/4, 2000 JERRY ROGERS
CITY TREASURER

BY: MC Hansen

RECORDER'S STATEMENT

FILED THIS 15th DAY OF FEB, 2001
AT 8:00 A.M IN BOOK 198 OF PARCEL MAPS, AT
PAGES 57-59, AT THE REQUEST OF THE CITY CLERK

NO. 2001-063396
FEE \$10.00 GARY L ORSO
ASSESSOR - CLERK - RECORDER
BY: [Signature], DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE CO

SURVEYOR'S STATEMENT

THIS MAP PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUB-DIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF TOM RAFFY IN MARCH, 2000. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE 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

DATED Sept. 20, 2000
STEPHEN M. O'MALLEY, P.L.S. 4718
EXPIRES: SEPT 30, 2003



CITY CLERK'S CERTIFICATE

RESOLVED, THAT THIS MAP, CONSISTING OF THREE SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO 29527. THE EASEMENTS DESIGNATED AS "10' P.U.E.", "15' P.U.E." AND "30' P.U.E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES. THE EASEMENTS DESIGNATED AS "SIDEWALK EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC SIDEWALKS. THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING THEIR NAME THERTO 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 2nd DAY OF January, 2001

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: [Signature]

P.M.B. 198 / 57

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

PARCEL MAP 29527

BEING A DIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 22972 ON FILE IN BOOK 148, PAGES 100 AND 101 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING WITHIN THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

STEPHEN M. O'MALLEY, P.L.S. 4718
RIVERSIDE, CALIFORNIA

APRIL, 2000

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) 55.

ON Sept. 5, 2000, 2000, BEFORE ME, Angela R. Murray
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED Tom Raffy & Susan N Raffy
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO 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 ~~HIS/HER/~~ THEIR SIGNATURE(S)
ON THE INSTRUMENT THE PERSON(S), OR THE ENITY
UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: Angela R. Murray
NAME PRINTED: Angela R. Murray
PRINCIPAL OFFICE IN: Riverside County
MY COMMISSION EXPIRES: 12-25-03

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) 55.

ON Nov. 20, 2000, 2000, BEFORE ME, Kris Cordova
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED Guy Kruger
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO 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 ~~HIS/HER/~~ THEIR SIGNATURE(S)
ON THE INSTRUMENT THE PERSON(S), OR THE ENITY
UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: Kris Cordova
NAME PRINTED: Kris Cordova
PRINCIPAL OFFICE IN: San Bernardino
MY COMMISSION EXPIRES: July 28, 2002

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) 55.

ON SEPT 7, 2000, BEFORE ME, JUDY A SORIANO
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED ROBERT C. WALES
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO 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 ~~HIS/HER/~~ THEIR SIGNATURE(S)
ON THE INSTRUMENT THE PERSON(S), OR THE ENITY
UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: Judy A Soriano
NAME PRINTED: JUDY A SORIANO
PRINCIPAL OFFICE IN: RIVERSIDE County
MY COMMISSION EXPIRES: Nov 3, 2001

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION
MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN
OMITTED.

⚠ INDICATES AN EASEMENT DRAINAGE FACILITIES IN
FAVOR OF RIVERSIDE TRANSIT AGENCY OF RIVERSIDE
COUNTY, RECORDED JANUARY 24, 1985 AS INST.
NO. 15689, O.R., RIVERSIDE CO, CA (SEE SHEET 3)

⚠ INDICATES AN EASEMENT FOR PUBLIC UTILITY AND
INCIDENTAL PURPOSES AS SHOWN BY PARCEL MAP
NO. 22972, ON FILE IN BOOK 148, PAGES 100 AND
101 OF PARCEL MAPS, RECORDS OF RIVERSIDE
COUNTY, CA. (SEE SHEET 3)

⚠ AN EASEMENT FOR INGRESS AND EGRESS AND
PRIVATE UTILITIES IN FAVOR OF THE PUBLIC,
RECORDED FEBRUARY 25, 1988 AS INST. NO
49267, O.R., RIVERSIDE CO., CA. (SEE SHEET 3)

⚠ AN EASEMENT FOR PARKING IN FAVOR OF THE
PUBLIC, RECORDED JULY 25, 1988 AS INST.
NO. 49267 O.R., RIVERSIDE CO, CA. (SEE SHEET 3)

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) 55.

ON Sept. 5, 2000, 2000, BEFORE ME, Angela R. Murray
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED Constantino Noval
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO 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 ~~HIS/HER/~~ THEIR SIGNATURE(S)
ON THE INSTRUMENT THE PERSON(S), OR THE ENITY
UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: Angela R. Murray
NAME PRINTED: Angela R. Murray
PRINCIPAL OFFICE IN: Riverside County
MY COMMISSION EXPIRES: 12-25-03

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) 55.

ON NOV. 27, 2000, BEFORE ME, Heidi Knoffloch
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED Gary Francis and Chris Metcalfe
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO 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 ~~HIS/HER/~~ THEIR SIGNATURE(S)
ON THE INSTRUMENT THE PERSON(S), OR THE ENITY
UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

NOTARY PUBLIC: Heidi Knoffloch
NAME PRINTED: Heidi Knoffloch
PRINCIPAL OFFICE IN: Riverside County
MY COMMISSION EXPIRES: 12-24-03

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) 55.

ON _____, 2000, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED _____
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO 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 ~~HIS/HER/~~ THEIR SIGNATURE(S)
ON THE INSTRUMENT THE PERSON(S), OR THE ENITY
UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT

NOTARY PUBLIC: _____
NAME PRINTED: _____
PRINCIPAL OFFICE IN: _____
MY COMMISSION EXPIRES: _____

SCALE: 1"=60'
3 PARCELS
9.41 ACRES

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

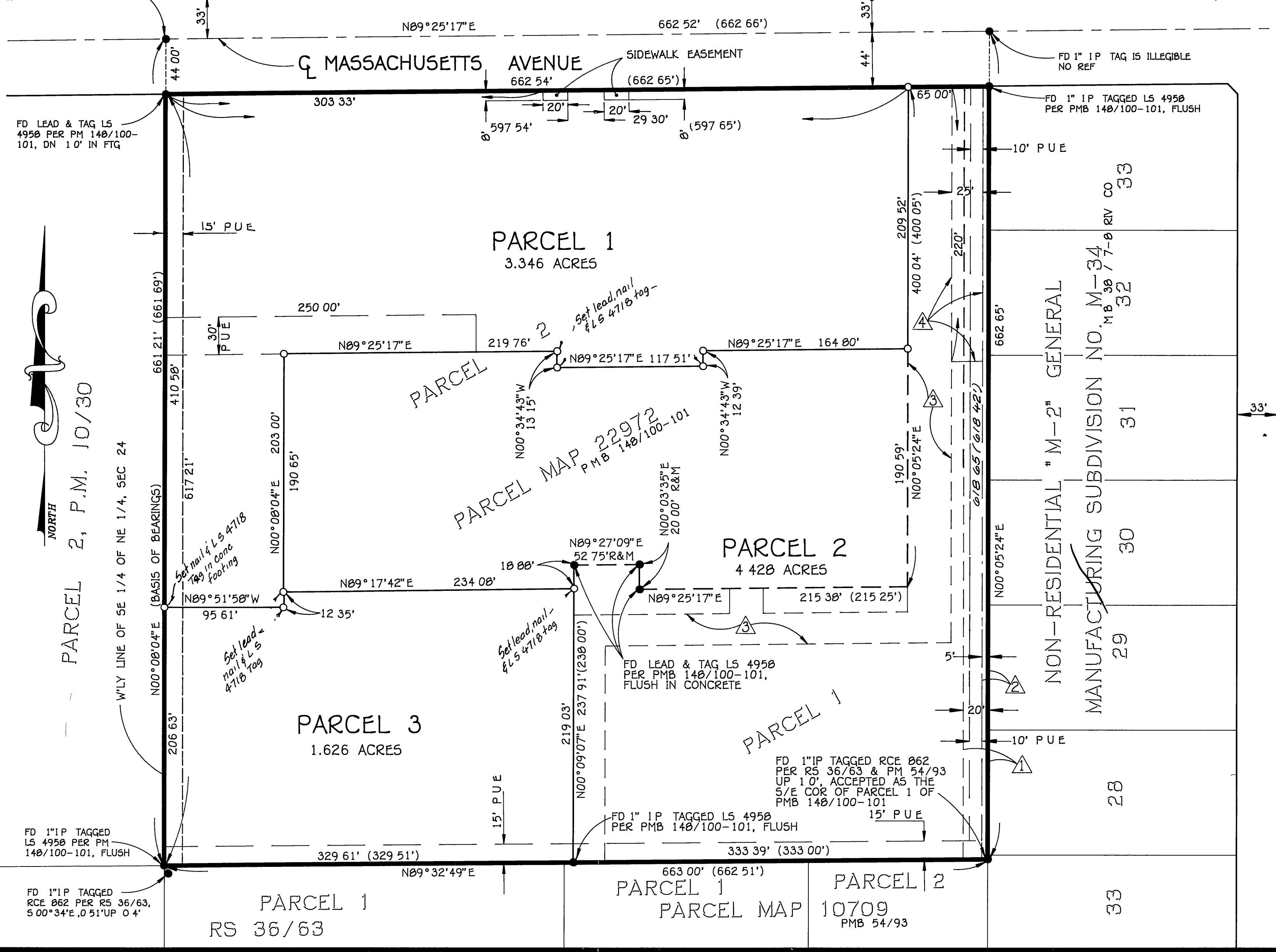
PARCEL MAP 29527

BEING A DIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 22972 ON FILE IN BOOK 148, PAGES 100 AND 101 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING WITHIN THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

STEPHEN M. O'MALLEY, P.L.S. 4718
RIVERSIDE, CALIFORNIA

APRIL, 2000

FD 2" IP TAGGED
L.S. 4055 PER PM
148/100-101, FLUSH



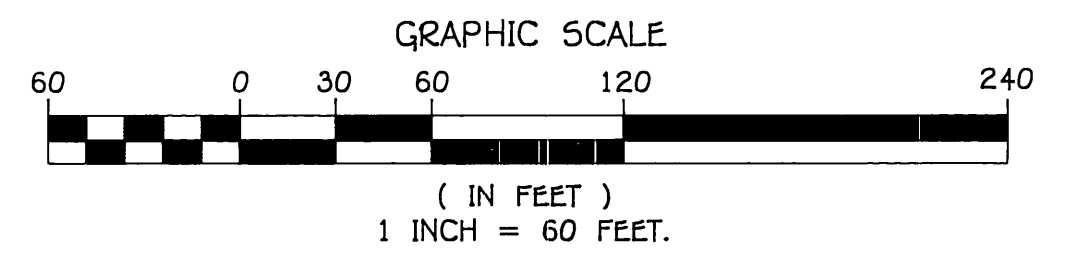
SURVEYOR'S NOTES

BASIS OF BEARINGS THE WESTERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 22972 ON FILE IN P.M.B. 148/100-101 WAS USED FOR THE BASIS OF BEARINGS FOR THIS SURVEY BEING N0°08'04"E

- () INDICATES RECORD DATA PER P.M.B. 148/100-101 UNLESS OTHERWISE NOTED.
- R&M INDICATES RECORD AND MEASURED DATA PER P.M.B. 148/100-101, UNLESS OTHERWISE NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" IP TAGGED L.S. 4718 FLUSH, UNLESS OTHERWISE NOTED

EASEMENT NOTES

- 1 EASEMENT IN FAVOR OF RIVERSIDE TRANSIT AGENCY OF RIVERSIDE COUNTY, CALIFORNIA PER GRANT OF EASEMENT FOR DRAINAGE PURPOSES RECORDED JANUARY 24, 1985 AS INSTRUMENT NO. 15689 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIF.
- 2 5' PUBLIC UTILITY EASEMENT PER PARCEL MAP 22972, FILED IN BOOK 148 OF PARCEL MAPS PAGES 100 AND 102, RIVERSIDE COUNTY RECORDS.
- 3 INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 1 OF PARCEL MAP NO. 22972 FILED IN BOOK 148 OF PARCEL MAPS, PAGES 100 AND 102, RIVERSIDE COUNTY RECORDS, PER COVENANTS AND AGREEMENTS AND DECLARATION OF RESTRICTION RECORDED FEBRUARY 25, 1988 AS INSTRUMENT NO. 49267 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA
- 4 PARKING EASEMENT FOR THE BENEFIT OF PARCEL 1 OF PARCEL MAP NO. 22972 FILED IN BOOK 148 OF PARCEL MAPS, PAGES 100 AND 102, RIVERSIDE COUNTY RECORDS, PER COVENANTS AND AGREEMENTS AND DECLARATION OF RESTRICTION RECORDED FEBRUARY 25, 1988 AS INSTRUMENT NO. 49267 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA



P.M.B. 198/59

PARCEL 2, P.M. 10/30

P.M.B. 198/59