

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

# PARCEL MAP 25271

BEING A SUBDIVISION OF LOT 7 OF TRACT NO. 9006-1 AS SHOWN BY MAP ON FILE IN BOOK 140 PAGES 43, 44 & 45 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 11, T.3S, R.5W., S.B.B. & M AUGUST 1998

GABEL, COOK AND BECKLUND, INC. RIVERSIDE, CA

### RECORDER'S STATEMENT

FILED THIS 21<sup>ST</sup> DAY OF MARCH, 2001, AT 8 A.M. IN BOOK 198 OF PARCEL MAPS, AT PAGES 77 & 78, AT THE REQUEST OF THE CITY CLERK.

NO. 2001-115749  
FEE: \$8.00

GARY L. ORSO, COUNTY ASSESSOR, CLERK, RECORDER

BY: D. Ragan, DEPUTY

SUBDIVISION GUARANTEE: LAWYER'S TITLE INSURANCE CORPORATION

### CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED: 2/6, 2001

Paul C. Sundeen  
WILLIAM R. HANSEN  
CITY TREASURER

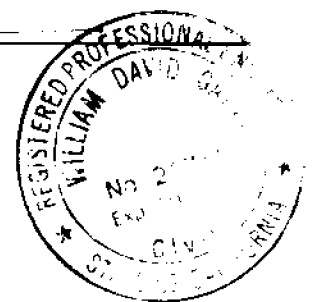
BY: WR Hansen

### CIVIL 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 ORDINANCE AT THE REQUEST OF LOBO ENTERPRISES INCORPORATED ON 12 JUNE 1995. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 13 DEC 00

W.D. Gabel  
WILLIAM D. GABEL  
RCE 21740  
LIC EXPIRES 9/30/01



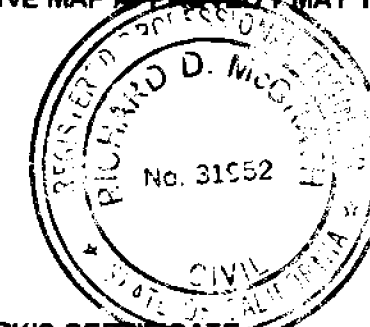
### CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 13<sup>TH</sup> DAY OF March, 2001, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

TENTATIVE MAP APPROVED 7 MAY 1998

RICHARD D. MC GRATH  
CITY ENGINEER  
RCE 31952 LIC. EXPIRES 12-31-04

BY: Richard D. Mc Grath



### 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 NO. 25271, AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCELS 1 THROUGH 3, INCLUSIVE IS HEREBY ACCEPTED, 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.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 20<sup>TH</sup> DAY OF March, 2001.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Kelly Palmer, Asst. City Clerk

### 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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$5300

DATED 2/6, 2001

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Doyle Ashenbrenner, DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$5300 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: 2-6, 2001  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_

BY: Doyle Ashenbrenner

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES:

NO FEES REQUIRED. DISTRIBUTION SYSTEM FEES, ELEVATION FEES, SERVICE AND METER CHARGES AND BACKUP FACILITY CAPACITY CHARGES WERE PREVIOUSLY PAID TO PROVIDE WATER SERVICE TO ALL PARCELS AS SHOWN ON THIS PARCEL MAP.

#### ELECTRICAL 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 PARCEL NO. 1 ONLY AS SHOWN ON THIS PARCEL MAP. PARCELS NO. 2 AND NO. 3 HAVE NOT MADE ARRANGEMENTS, AND WILL HAVE SERVICE CONNECTION CHARGES DUE AT TIME OF 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.

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

DATED: 2/7/01

BY: Thomas P. Evans

### SIGNATURE OMISSIONS CERTIFICATE

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

1. EXCEPT ALL OIL, MINERALS, OR OTHER CARBON SUBSTANCES BELOW A DEPTH OF 500.00 FEET, IN OR UNDER SAID PROPERTY CONVEYED TO HERBERT D. TOBIN AND LIBBY TOBIN, HIS WIFE, AS TO AN UNDIVIDED ONE HALF INTEREST, AND W.J. BORTNER AND HELEN B. BORTNER, HIS WIFE, AS TO AN UNDIVIDED ONE HALF INTEREST, BY DEED RECORDED 15 APRIL, 1957 IN BOOK 2072, PAGE 246, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND AMENDED BY DEED RECORDED 10 SEPTEMBER 1968 AS INSTRUMENT NO. 65038 IN BOOK 2330, PAGE 683, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

2. A 20 FOOT WIDE PUBLIC SEWER FACILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN ON TRACT MAP 9006-1 RECORDED IN BOOK 140, PAGES 43, 44 & 45 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

### OWNERSHIP 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 BORDERLINE. WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCELS 1 THROUGH 3 INCLUSIVE.

DONALD E. MINKOFF AND ERNA M. MINKOFF, HUSBAND AND WIFE AS COMMUNITY PROPERTY

Donald E. Minkoff  
DONALD E. MINKOFF

Erna M. Minkoff  
ERNA M. MINKOFF

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF SAN BERNARDINO } s.s.

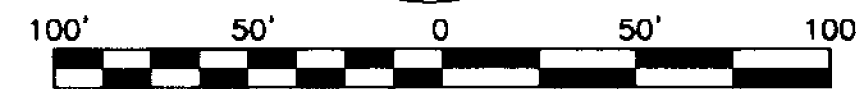
ON 1-8-2001, BEFORE ME, Carolyn K. Krupp, Notary PERSONALLY APPEARED DONALD E. MINKOFF AND ERNA M. MINKOFF PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY 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.

NOTARY'S NAME: Carolyn K. Krupp

SIGNATURE: Carolyn K. Krupp

MY COMMISSION EXPIRES: 4-10-2002

MY PRINCIPAL PLACE OF BUSINESS IS San Bernardino, CALIFORNIA



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 GABEL, COOK AND BECKLUND, INC. RIVERSIDE, CA

**ENGINEER'S NOTES**

BASIS OF BEARINGS IS THE CENTERLINE OF GAINSBOROUGH DRIVE AS BEING N34°40'50"W AS SHOWN ON TRACT MAP 9006-1 RECORDED IN BOOK 140, PAGES 43, 44 & 45 OF MAPS. O.R. OF RIV. CO.

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET 1" I.P. TAGGED RCE 21740. FLUSH, UNLESS OTHERWISE NOTED
- ( ) INDICATES RECORD DATA PER MB 140/43-45, UNLESS OTHERWISE NOTED
- (( )) INDICATES RECORD DATA PER PMB 95/51-52
- [ ] INDICATES RECORD DATA PER MB 202/6-11
- [[ ]] INDICATES RECORD DATA PER PMB 142/20-21

**EASEMENT NOTES**

▲ 20' WIDE PUBLIC SEWER FACILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE AS SHOWN ON TRACT MAP 9006-1 RECORDED IN BOOK 140, PAGES 43, 44 & 45 OF MAPS. O.R. OF RIV. CO.

CURVE DATA				
Q	Δ	R	L	T
1	724°07' (724°07')	500.00' 500.00'	64.59' 64.59'	32.34' 32.34'
2	724°07' (724°07')	533.00' 533.00'	88.86' 88.86'	34.48' 34.48'

