

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 and that we consent to the preparation and recording of this subdivision map as shown within the distinctive border line.

FIESTA DEVELOPMENT INC., a California corporation

Javier Pedraza, Kenneth Ashby

TOKAI BANK OF CALIFORNIA, a California Banking Corporation, as Beneficiary under Deed of Trust Rec. April 6, 1993 as Inst. No. 129782, O.R. Riv. Co., Ca.

Sylvia A. Faber

NOTARY ACKNOWLEDGMENT

STATE OF California County of San Bernardino On 3/15/98 before me, Jennifer Rossikoff, Notary Public personally appeared Lawrence E. Radman & Richard K. Ashby

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 5/1/99 Jennifer Rossikoff Notary Public in and for said State Print Name Jennifer Rossikoff

My principal place of business is in San Bernardino County

NOTARY ACKNOWLEDGMENT

STATE OF California County of San Bernardino On 5/5/98 before me, Sandra S. Colombero personally appeared Sylvia A. Faber

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 8-28-98 Sandra S. Colombero Notary Public in and for said State Print Name Sandra S. Colombero

My principal place of business is in San Bernardino County

SOIL REPORT

A preliminary soils report was prepared on September 7, 1994, as required by the Health and Safety Code of California, Section 17943 by Sid Geotechnical Inc.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27982-2

BEING A SUBDIVISION OF A PORTION OF PARCELS 3, 4, 5 AND 6 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T. 3 S., R. 4 W., S. B. M.

JANUARY 1998

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of the 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, except the bonds of Communities Facilities District 86-1. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 3/27/98 JERRY ROGERS City Treasurer By MR Hansen

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 27982 which was approved by the Riverside City Planning Commission on July 21, 1994 and any approved alteration thereof that all provisions of the Subdivision Map Act (Division 2 of Title 7 the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as show on the map have been approved; that plans for drains, drainage works and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated 5-11-98 RICHARD D. McGRATH RCE 31952 City Engineer Lic. Exp. 12/31/00 By Richard D. McGrath

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of three (3) sheets be, and the same is hereby accepted as the final map of Tract 27982-2. Lots 'A' through 'F', inclusive are hereby accepted for public street and public utility purposes and Lot 'G' is hereby accepted as a Barrier Strip. The easement designated as 'DRAINAGE EASEMENT' is hereby accepted for the construction and maintenance of drainage facilities.

The avigation easement and right of flight for the passage of aircraft over Lots 1 through 56 inclusive is hereby accepted. The following easement is hereby abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: That certain easement for storm drain facilities and roadway slopes granted to the City of Riverside, Recorded May 19, 1994 as Inst. No. 206032, O.R. Riv. Co., Ca. Lots 'F' and 'G' accepted as Barrier Strips on Tract 27982-1 M.B. 270/35-38, and Lot 'H' accepted as a Barrier Strip on Tract 27982 M.B. 267/41-44 are hereby accepted for public street and public utility purposes. The easements designated as "5' P.U.E.", "5'x25' P.U.E.", "5'x30' P.U.E." and "5'x40' P.U.E." are 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 19th day of May, 1998



COLLEEN J. NICOL City Clerk of the City of Riverside, California By Colleen Nicol

RECORDER'S STATEMENT

Filed this 27th day of MAY, 1998, at 8:00 AM in Book 270 of Maps, at Pages 39-41, at the request of the CITY CLERK Fee: \$10- No. 214608 GARY L. DRSD, County Assessor - Clerk - Recorder By: Kagan Deputy

Subdivision Guarantee: ORANGE COAST TITLE COMPANY OF RIVERSIDE

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 \$104,500.00.

Dated 3-19-98 R. WAYNE WATTS County Tax Collector by David Ashby Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$104,500.00 has been execute 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 3/23/98 MAURA BRON, Deputy GERALD A. MALDNEY Clerk of the Board of Supervisors CASH TAX BOND R. WAYNE WATTS County Tax Collector by Deputy

WATER FACILITIES STATEMENT

THEBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

Dated 5/1/98 JEFFREY D. SIMS RCE 46212

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this 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 all lots as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of the Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

Dated 5/7/98 By Dieter P. Witzfeld BILL D. CARNAHAN Director of Public Utilities

ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during September of 1994 that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated Feb 25, 1998 JOHN W. CANTY R.C.E. 17550



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27982-2

BEING A SUBDIVISION OF A PORTION OF PARCELS 3, 4, 5 AND 6 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3 S., R.4 W., S.B.M

JANUARY 1998

SCALE 1"=200'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

Bearings are based upon the centerline of Northrop Drive as being N 62°44'18" W as shown on Tract 27721 by Map on File in Book 262 of Maps at Pages 53 through 57 thereof, Records of Riverside, County, California.

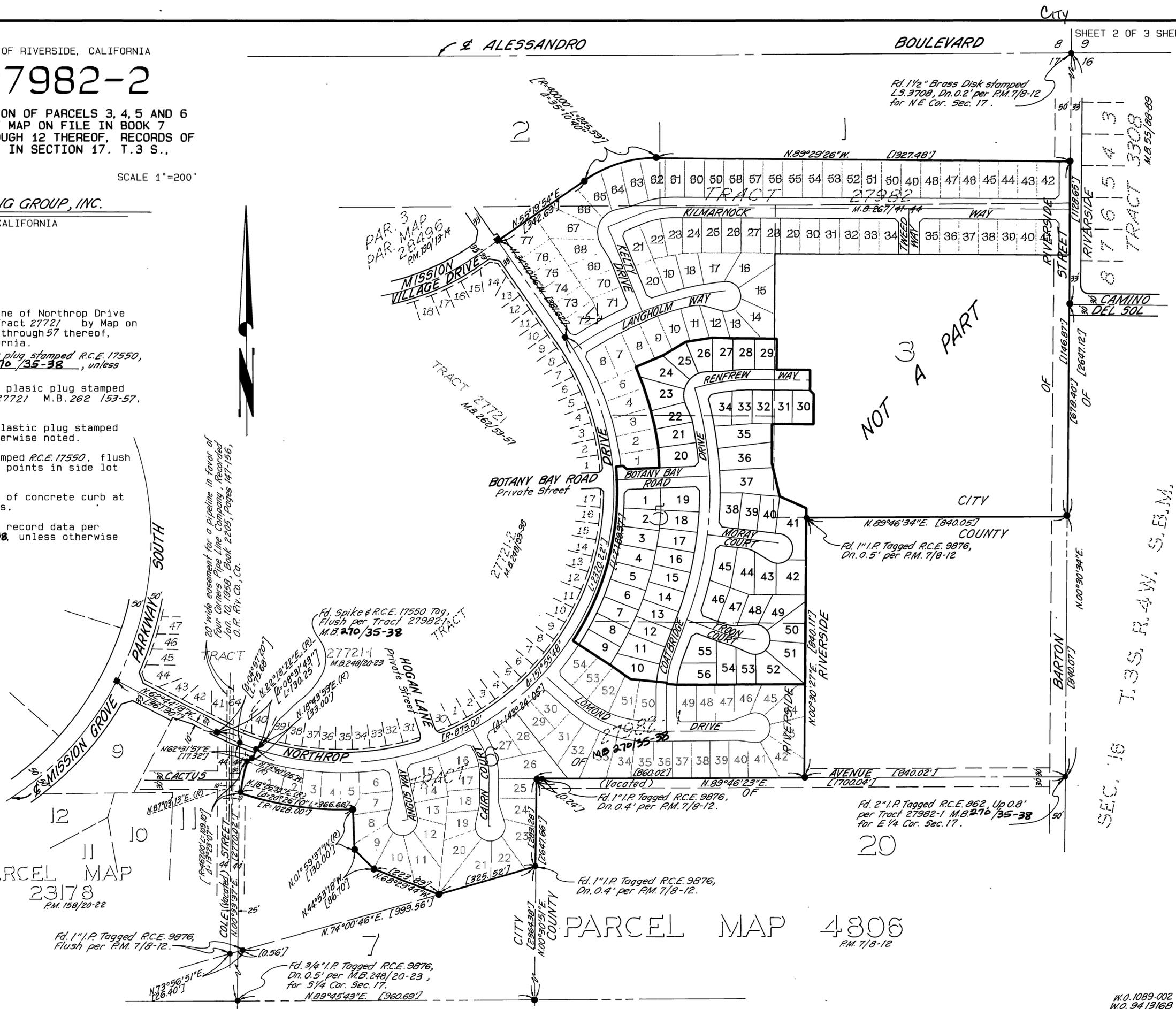
- Indicates found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 27982-1 M.B. 270/35-38, unless otherwise noted.
- Indicates found 1" I.P. with plastic plug stamped L.S. 3018, flush per Tract 27721 M.B. 262/53-57, unless otherwise noted.
- Indicates set 1" I.P. with plastic plug stamped R.C.E. 17550, flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set nail and R.C.E. 17550 tag in top of concrete curb at the prolongation of side lot lines.

[J Indicates measured data also record data per Tract 27982-1 M.B. 270/35-38, unless otherwise noted.

This tract contains 14.273 acres.



PARCEL MAP 23178
P.M. 158/20-22

PARCEL MAP 4806
P.M. 7/8-12

M.B. 270 / 40

M.B. 270 / 40

SEC. 16 T.3 S. R.4 W. S.B.M.

ENGINEER'S NOTES

Bearings are based upon the centerline of Northrop Drive as being N.62°44'18"W. as shown on Tract 27721 by map on file in Book 262 of Maps at Pages 53 through 57 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 27982-1 M.B. 270/35-38 unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Tract 27721 M.B. 262/53-57, unless otherwise noted.
- ▲ Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 27982 M.B. 267/41-44, unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, unless otherwise noted.
- ⊖ Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set Nail and R.C.E. 17550 Tag in top of concrete curb at the prolongation of side lot lines.

[] Indicates Measured Data, also Record Data per Tract 27982-1 M.B. 270/35-38, unless otherwise noted.

< > Indicates Measured Data, also Record Data per Tract 27982 M.B. 267/41-44, unless otherwise noted.

This Tract contains 14.273 Acres.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 27982-2

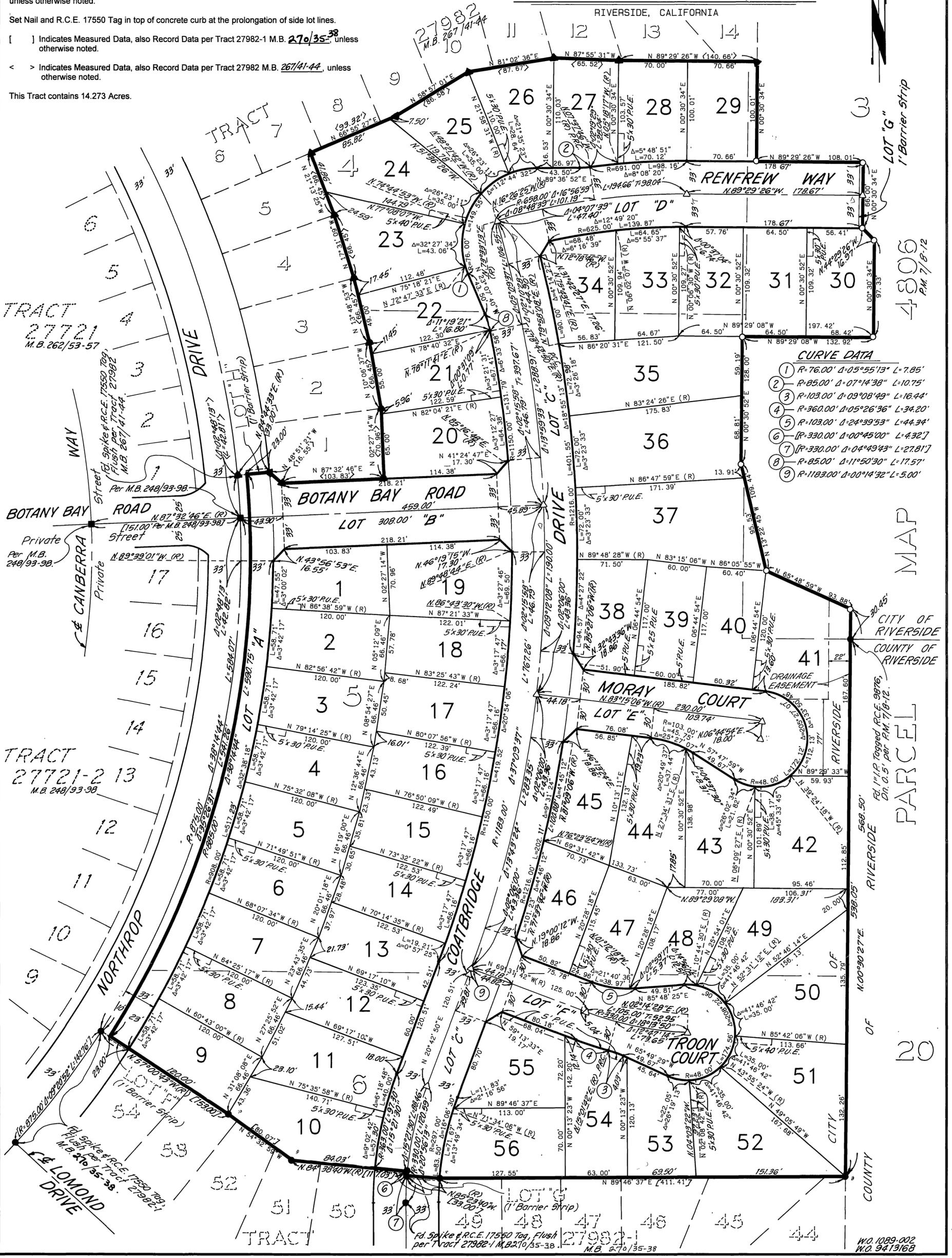
BEING A SUBDIVISION OF A PORTION OF PARCELS 3, 4, 5 AND 6 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3 S., R.4 W., S.B.M.

JANUARY 1998

SCALE 1"=60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA



CURVE DATA

- ① R=76.00' Δ=05°55'13" L=7.85'
- ② R=85.00' Δ=07°14'38" L=10.75'
- ③ R=103.00' Δ=09°08'49" L=16.44'
- ④ R=360.00' Δ=05°26'36" L=34.20'
- ⑤ R=103.00' Δ=24°39'53" L=44.34'
- ⑥ [R=330.00' Δ=00°45'00" L=4.32']
- ⑦ [R=330.00' Δ=04°49'43" L=27.81']
- ⑧ R=85.00' Δ=11°50'30" L=17.57'
- ⑨ R=1183.00' Δ=00°14'32" L=5.00'

LOT "G" 1" Barrier Strip
 4806 P.M. 7/8-12
 MAP
 CITY OF RIVERSIDE
 COUNTY OF RIVERSIDE
 RIVERSIDE 568.50'
 OF 538.05'
 CITY OF RIVERSIDE
 COUNTY OF RIVERSIDE
 W.O. 1089-002
 W.O. 9413168