

Copy 152
44
PM 152/44

PARCEL MAP NO. 22624

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 abutters rights of access along Magnolia Avenue to the public. The owners of Parcels 2 through 4, inclusive, abutting this highway and during such time will have no rights of access except the general easement of travel; also excepting (1) one forty foot opening between Lots 3 and 4 and (1) thirty foot opening for Parcel 2 as shown hereon. Any change of alignment or width that results in the vacation thereof shall terminate this condition of access rights as to the parcel vacated.

Lloyd E. Trotter
LLOYD E. TROTTER
PURCHER CONTRACT OF SALE REC. AUG. 3, 1988
AS INSTR. NO. 217470 AND INSTR. NO. 217471

Jose A. Brown Dawn M. Brown
Jose A. Brown Dawn M. Brown

BENEFICIARY

MISSION VIEJO BANK A UNITED STATES CORPORATION AS BENEFICIARY UNDER DEED OF TRUST AS INSTRUMENT NO. 218773, RECORDED AUGUST 4, 1988 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

James O. Lewis James Woodworth
Vice President Senior Vice President

TRUSTEE

California Reconveyance Company, a California Corporation, as trustee under Deed of Trust as Instrument No. 40353, recorded February 21, 1986 of official records of Riverside County, California.

Cari A. Stecher Teresa Jabluch
Asst. Vice President Asst. Secretary

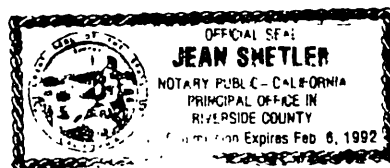
NOTARY ACKNOWLEDGEMENT

State of California
County of Riverside

On July 7, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Jose A. Brown and Dawn M. Brown 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.

Witness my hand and official seal.
My commission expires Feb. 6, 1992.

Jean Shetler



A DIVISION OF LOT 4 AND A PORTION OF LOT 3 IN BLOCK 52 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNADINO COUNTY, CALIFORNIA, LYING NORTHERLY OF TRACT 3022, AS SHOWN BY MAP ON FILE IN BOOK 50 PAGES 84 TO 87, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SEC. 22 & 27 T.35., R.G.W. 508M. RANCHO EL SOBRIANTE.

DIVERSIFIED ENGINEERING

APRIL, 1988

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$18,000.00 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.
Dated August 12, 1988

Gerald A. Maloney
Gerald A. Maloney
Clerk of the Board of Supervisors

By: _____ Deputy

By: Patti Ganga Deputy

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 \$18,700.00
Dated August 12, 1988

R. Wayne Watts
R. Wayne Watts
County Tax Collector

By: Debra L. Monaghan Deputy

By: Patti Ganga Deputy

NOTARY ACKNOWLEDGEMENT

State of California
County of Los Angeles

On this 2nd day of August, 1988 before me, Joan L. Bowden a Notary Public in and for said State, personally appeared Cari A. Stecher and Teresa Jabluch, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Asst. Vice Pres. & Asst. Secretary of the corporation therein named, and acknowledged that the corporation executed the same.

My commission expires 6/22/90
Witness my hand and official seal.

Joan L. Bowden

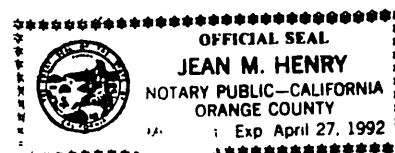
NOTARY ACKNOWLEDGEMENT

State of California
County of Orange

On this 2nd day of Aug, 1988 before me, JEAN M. HENRY a Notary Public in and for said State, personally appeared LUMIR C. CERNY and JAMES W. WOODWORTH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as V.P. & Senior V.P. of the corporation therein named, and acknowledged that the corporation executed the same.

My commission expires 4-27-92
Witness my hand and official seal.

Jean M. Henry



RECORDER'S STATEMENT

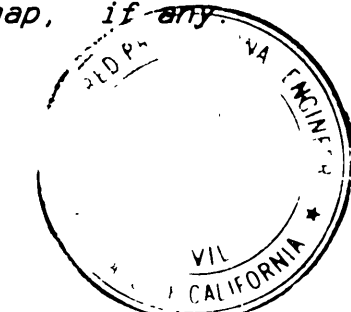
Filed this 21st day of September 1988, at 3:00 P.M. in Book 152 of Parcel Maps, at pages 44-46 at the request of the Clerk of the Board.

No. 273098
Fee \$70.00
William E. Conerly, County Recorder

by: Gina Huntley Deputy
Subdivision Guarantee
First American Title Company

ENGINEER'S STATEMENT

This map was prepared by me or under my direction and is based on a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of JOSE BROWN on MARCH 30, 1988. I hereby state that all monuments are of the character and occupy the positions indicated, or that they will be set in such positions on or before MARCH 7, 1990, 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.



Elliott F. Uhrich
R.C.E. No. 22031
7/20/88
ELLIOTT F. UHRICH

COUNTY SURVEYOR'S STATEMENT

This map conforms with the requirements of the subdivision Map Act and local ordinance. I hereby state that this map has been examined by me or under my direction and found to be substantially the same as it appeared on the tentative map of Parcel Map 22624 as filed, amended and approved by the Board of Supervisors on MARCH 7, 1988 the expiration date being 3/7/90, and that I am satisfied this map is technically correct.

Dated Sept. 15, 1988
LeRoy D. Smoot
LeRoy D. Smoot
County Surveyor

BOARD OF SUPERVISORS STATEMENT

The County of Riverside, State of California, by its Board of Supervisors, hereby approves said map, and accepts the offer of abutters rights of access made hereon.

Dated Sept 20, 1988
County of Riverside, State of California

By: Debra L. Monaghan

ATTEST:
GERALD A. MALONEY
Clerk of the Board of Supervisors
By: Debra L. Monaghan Deputy

PM 152/44

PM 152/44

Copy 152/45

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 2 OF 3 SHEETS

PARCEL MAP NO. 22624

A DIVISION OF LOT 4 AND A PORTION OF LOT 3 IN BLOCK 52 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNADINO COUNTY, CALIFORNIA, LYING NORTHERLY OF TRACT 3022, AS SHOWN BY MAP ON FILE IN BOOK 50 PAGES 84 TO 87, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SEC 22 & 27 T.3S, R.6W. S88M RANCHO EL SOBRANTE.

NOTIARY ACKNOWLEDGEMENT

State of California
County of RIVERSIDE

On AUG. 20, 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared LOYD E. TROTTER 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.

Witness my hand and official seal.
My commission expires 11-23-1990.

Richard Lee Helton

SIGNATURE OMISSION

PURSUANT TO SECTION 66430 OF THE SUBDIVISION MAP ACT THE SIGNATURE OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:
BETTY ANN DUNLAP - OWNER OF MINERAL RIGHTS TO SAID LAND PER DEED RECORDED DEC. 29, 1961.

PM 152/45

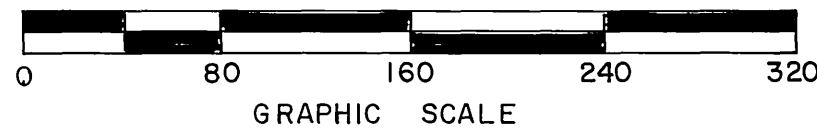
PM 152/45

PM 152/45

SCALE: 1" = 80'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 3 SHEETS



PARCEL MAP NO. 22624

A DIVISION OF LOT 4 AND A PORTION OF LOT 3 IN BLOCK 52 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING CO., AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING NORTHERLY OF TRACT NO. 3022, AS SHOWN BY MAP ON FILE IN BOOK 50 PAGES 84 TO 87, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SEC 22 + 27 T.35., R.G.W., S.B.B.M. ALSO WITHIN RANCHO EL SOBRANTE

DIVERSIFIED ENGINEERING

APRIL, 1988

FD SPIKE & ALUM TIN "RIVERSIDE CITY ENGINEER" PER C.R.F.B. 1038/20 FLUSH, NOTES INDICATE SPIKE & TIN OVER 3/4" I.P. PER RS 15/22 & M.B. 109/95-96 3/4" I.P. DN. 4" PER NOTES & R.S. 71/89-90

RELINQUISHMENT TO THE CO. OF RIV PER INSTR 2994/336-337 REC. 10-2-61 (2727.10') ± 40' ACCESS OPENING

Searched Fd N.T.G. Acc. as the MOST NLY COR of LOT 3 BLK 52 M.B. 1/70 S.B. Co. Set 1 1/2" D.O.I.P. Tagged R.C.E. 22031 FLUSH

ENGINEER'S NOTES

- DENOTES FOUND 2" O.D.I.P. TAGGED L.S. 2921, FLUSH, PER MAP BOOK 50/84-87, IN LIEU OF 1 1/4" I.P. UNLESS NOTED OTHERWISE
- DENOTES FOUND LEAD & TAG TAGGED L.S. 2350 ON CONC. SIDEWALK, FLUSH, NO REF. UNLESS NOTED OTHERWISE.
- DENOTES SET 1 1/4" O.D.I.P. TAGGED R.C.E. 22031 FLUSH. OR AS NOTED.
- () DENOTES RECORD PER MAP BOOK 50/84-87
- CJ DENOTES RECORD PER INSTR. 111803 REC. JUN 17, 1977
- THIS MAP CONTAINS 11.03 NET ACRES.
- INDICATES RESTRICTED ACCESS.
- ALL MONUMENTS SET PER RIV. CO. ORD. 461.4.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS MAP IS THE CENTERLINE OF MAGNOLIA AVENUE AS SHOWN ON MAP BOOK 50, PAGE 84-87, SAID BEARING BEING N 55° 41' 45" E.

DRAINAGE EASEMENT-NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LAND FILLS ARE ALLOWED.

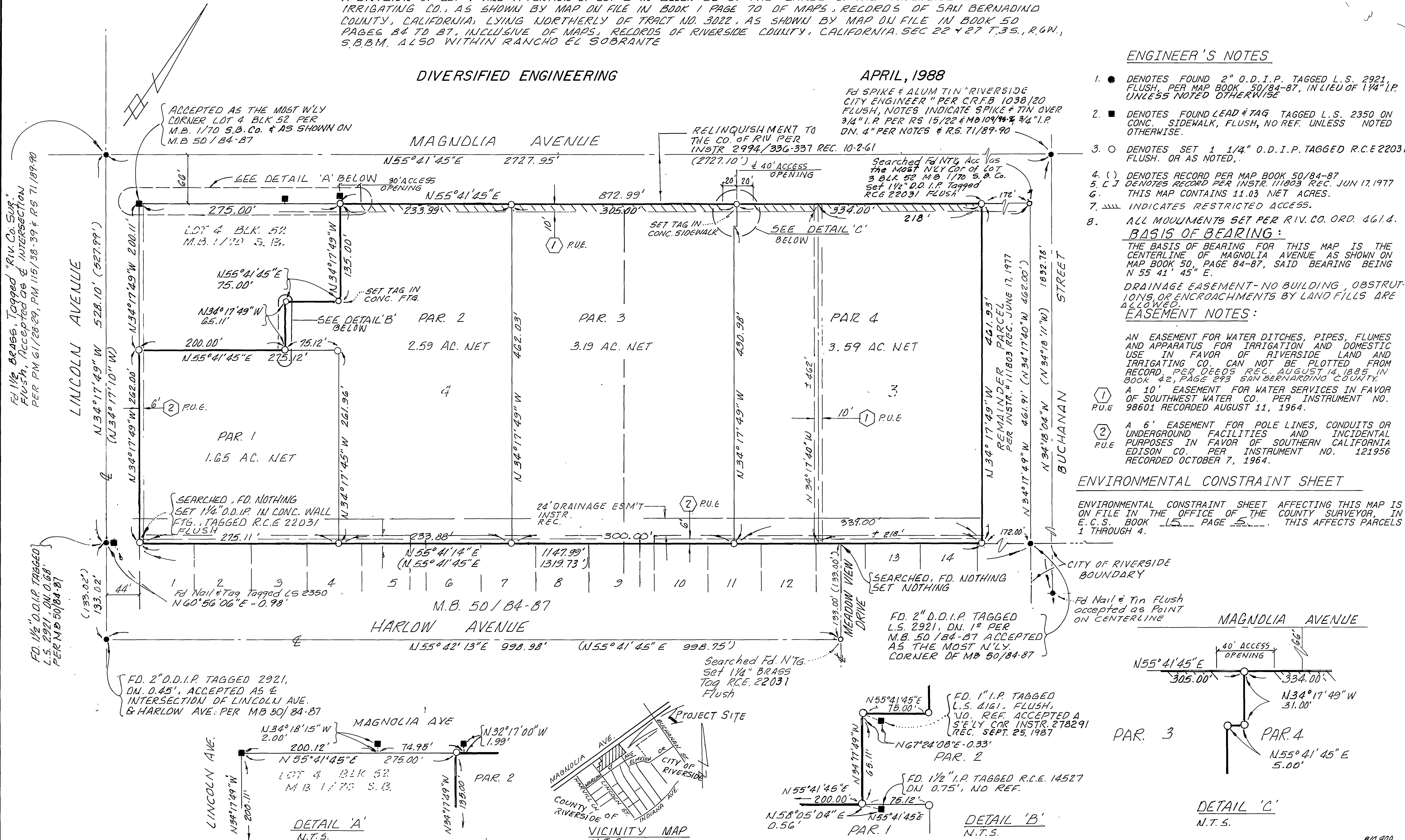
EASEMENT NOTES:

AN EASEMENT FOR WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR IRRIGATION AND DOMESTIC USE IN FAVOR OF RIVERSIDE LAND AND IRRIGATING CO. CAN NOT BE PLOTTED FROM RECORD. PER DEEDS REC. AUGUST 14, 1885 IN BOOK 42, PAGE 293 SAN BERNARDINO COUNTY.

- ① P.U.E. A 10' EASEMENT FOR WATER SERVICES IN FAVOR OF SOUTHWEST WATER CO. PER INSTRUMENT NO. 98601 RECORDED AUGUST 11, 1964.
- ② P.U.E. A 6' EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. PER INSTRUMENT NO. 121956 RECORDED OCTOBER 7, 1964.

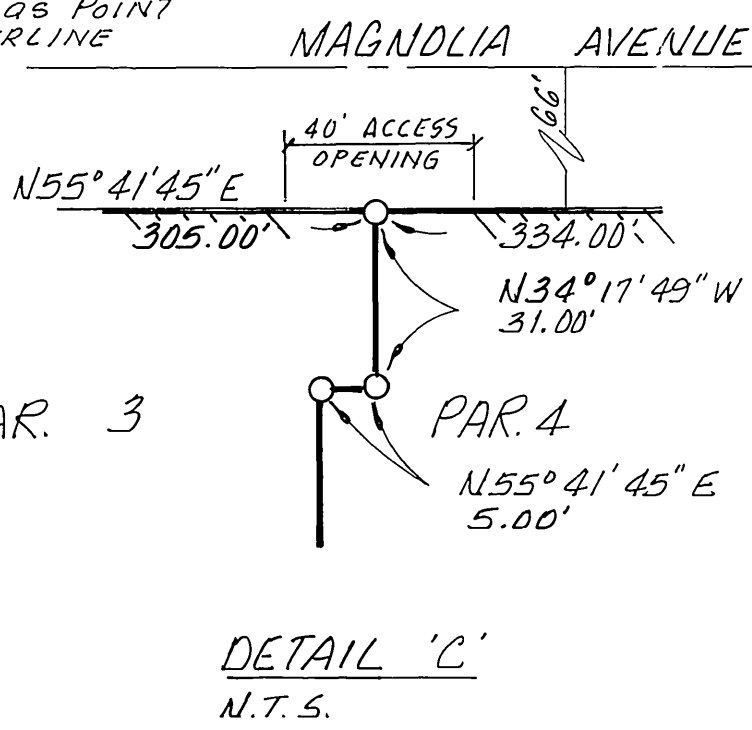
ENVIRONMENTAL CONSTRAINT SHEET

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 15 PAGE 5. THIS AFFECTS PARCELS 1 THROUGH 4.



PM 152/46

PM 152/46



PM 152/46

810.400